

Free of Tie Lease Opportunity

jenics



The Montgomery, 47 Stanley Lane, Eastham Village, Wirral CH62 0AG



- Detached property
- Affluent location
- Extensive trade areas
- Car park and beer garden
- FOT Lease

Location

The pub sits on Stanley Lane, close to its junction with Church Lane, in the centre of an affluent conserved village. It is also located close to a large residential area.

Description

The three storey property is detached, with rendered elevations.

Externally there is a landscaped beer garden to the rear along with a covered seating area. Car parking for approximately 15 cars. Total site area c0.57 acre.

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Accommodation

Lounge bar and restaurant area which has been recently refurbished, providing seating for approximately 100.

- Trade kitchen
- Outdoor seating
- Ladies Gents w/c
- Stores
- Cellar space

First Floor

Accessed via an internal staircase.

Extensive space over two floors - in need of refurbishment.

Planning

All further enquiries regarding planning matters should be directed to Wirral Borough Council – 0151 606 2002.

Rateable value

The rateable value of the property from the 1st April 2017 is £75,500.

Tenure

Free of Tie lease available.

Financial details will be made available following a formal viewing.

EPC

To be provided upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

Prices, outgoings and rentals are exclusive of but may be liable to VAT*.

*VAT & Conversion of a Commercial Building to a Residential Dwelling. As of 1 June 2008 VAT law has changed. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form: Certificate to Disapply the Option to Tax: Buildings to be Converted into Dwellings etc. The HMRC suggests all parties completing this Certificate read Notice 742A Opting to Tax Land and Buildings. A copy can be found at www.hmrc.gov.uk.

July 2019. Subject to Contract.

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. Designed and produced by Bella Design & Marketing: 01565 757825 / www.belladesign.co.uk

Viewing

Strictly by appointment through the agent:

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Site Plan



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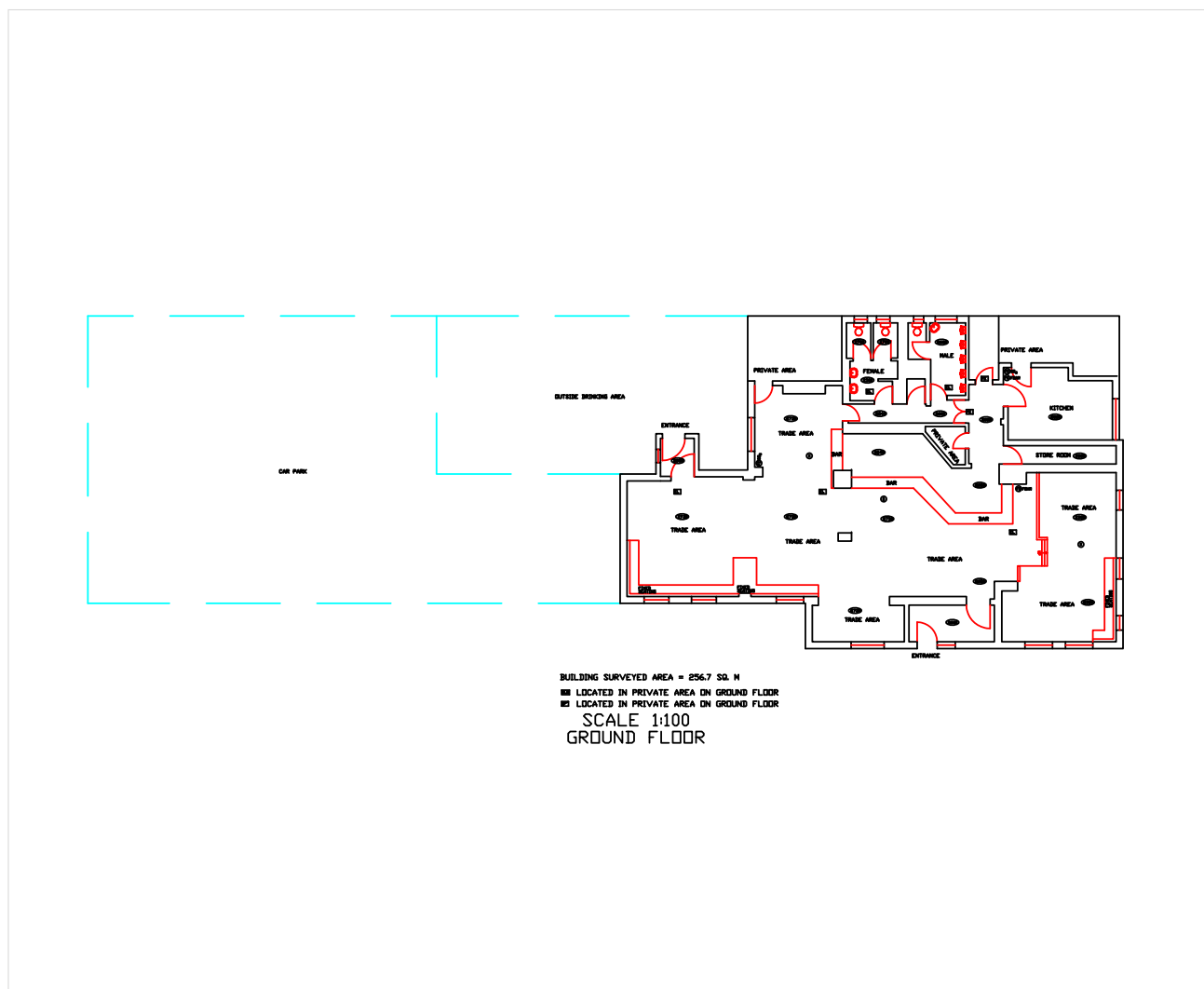
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Licence Plan



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