

Free of Tie Lease Opportunity

jenics 

The Ring O Bells, Pit Lane, Widnes, Cheshire WA8 9HU



- Substantial detached property
- Affluent location
- Extensive trade areas
- Large beer garden
- FOT Lease

Location

Occupying a prominent corner position on Pit Lane opposite St Luke's Church at its junction with Farnworth Street. The immediate area is predominantly residential.

Description

The large two storey property is detached, with part rendered elevations.

Externally there is a large beer garden to the rear.

Car parking for approximately 30 cars.

Total site area c1 acre.

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Accommodation

Lounge bar c80 covers and a more formal dining area providing a further 30 covers.

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

First Floor

Can be accessed either internally or externally:

- Function room (50)
- Three bedrooms
- Living room
- Kitchen
- Bathroom

Planning

All further enquiries regarding planning matters should be directed to Halton Borough Council – 0303 333 4300.

Rateable value

The rateable value of the property from the 1st April 2017 is £90,500.

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:

Sean Hartley



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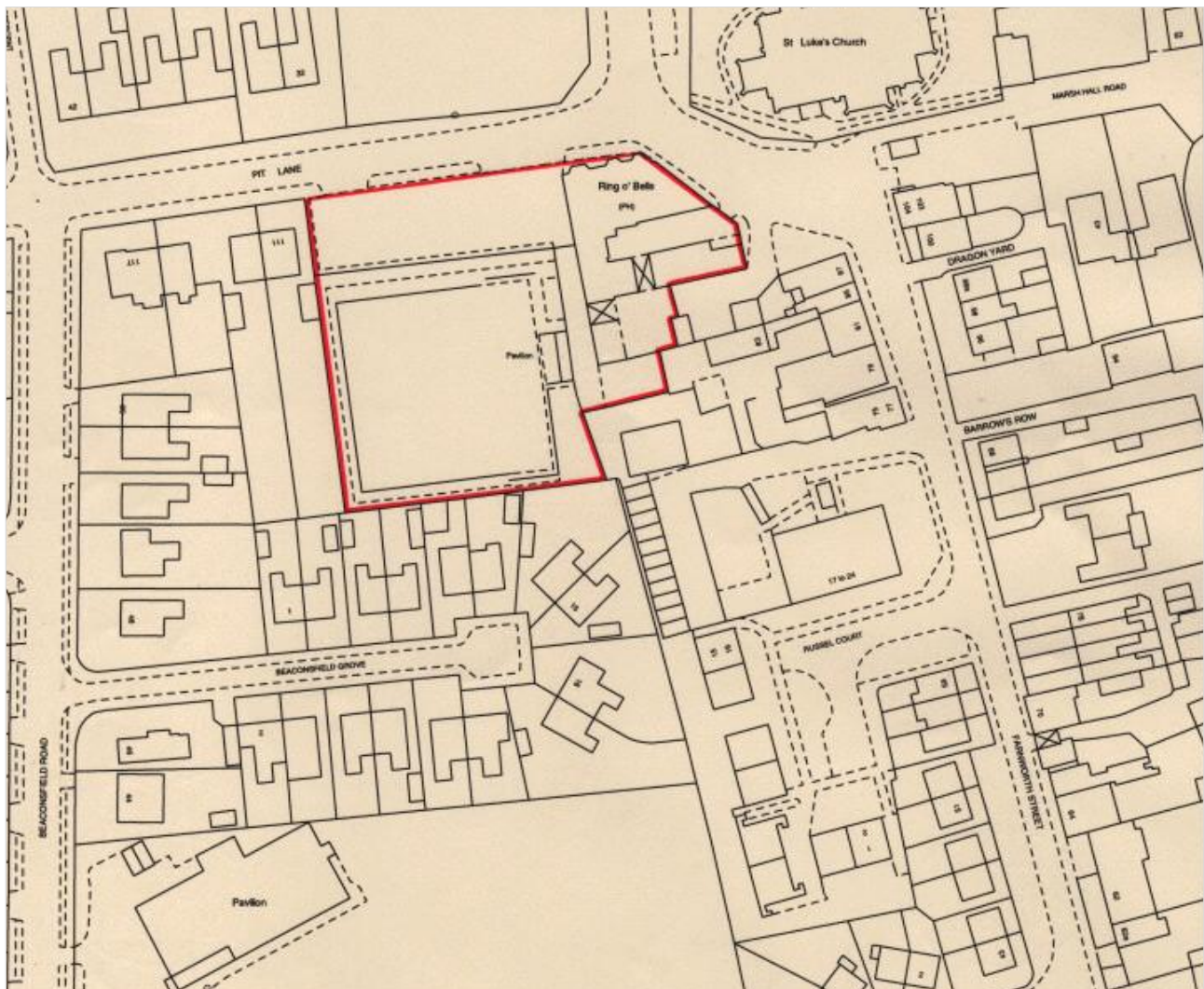
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Site Plan



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Licence Plan




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