

Freehold Public House

jenics
0161 832 2201



The Hooton Hotel, Hooton Road, Hooton, Ellesmere Port, CH66 7NL



- **Detached property**
- **Extensive trade areas**
- **Site area c.1.2 acres**
- **Car parking (50)**
- **Guide price of £485,000**
- **265 unit housing development close by**

Location

The property is situated on The B5133 Hooton Road at its junction with Waterworks Lane. Equidistant between Hooton and Willaston and within walking distance of Hooton train station.

Description

The substantial two-storey property is detached and of stone construction, standing in c.1.2 acres. Ground floor footprint is c.4,200 sq ft.

Externally there is car parking for approximately 50 vehicles. Attractive beer garden to the front of the property.

Accommodation

Extensive trade areas, including a restaurant and conservatory creating a dining space for approximately 80 covers.

- **Trade kitchen with walk-in fridge / freezer**
- **Ladies & Gents W/C**
- **Stores**
- **Substantial cellar space**

First floor

- **Four bedrooms**
- **Living room**
- **Kitchen**

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Rateable Value

The rateable value of the property from the 1st April 2017 is £34,500.

Planning

All further enquiries regarding planning matters should be directed to Cheshire West and Chester Council – 0300 123 7027.

Tenure

Freehold. Guide price of £485,000.

Legal Costs

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

VAT

Prices, outgoing 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.

EPC to be provided.



October 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:

Joint agency with Legat Owen

Sean Hartley

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 www.jenics.com

 **0161 832 2201**

James Lutton

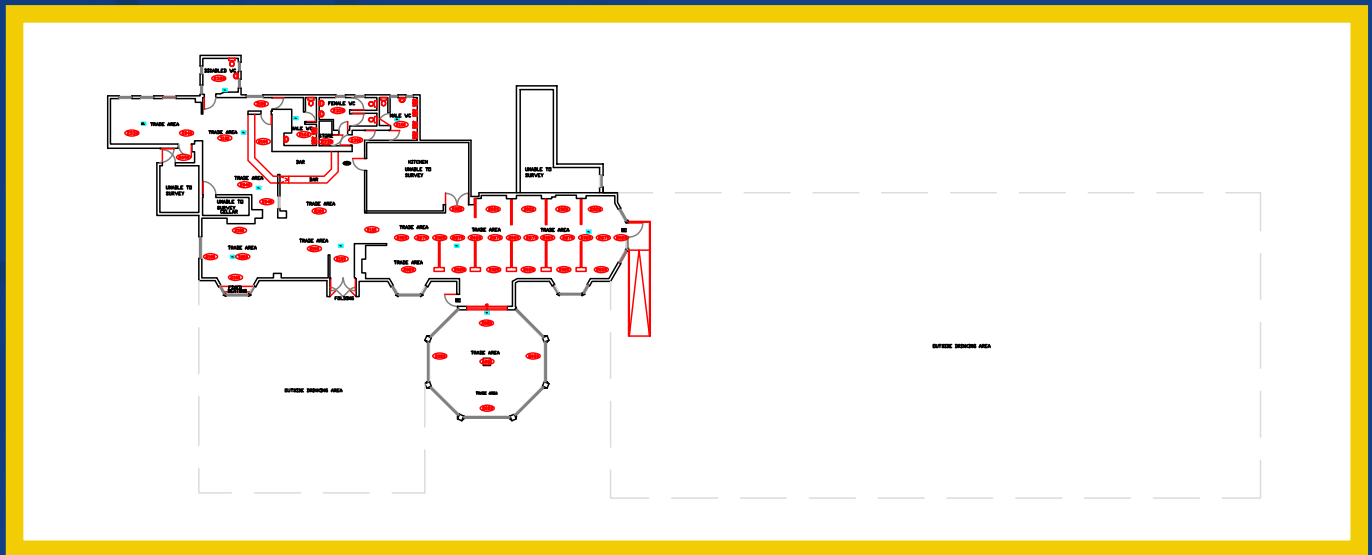
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License Plan



Plan



The area outlined in green is excluded from the premises and under separate ownership.

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