Fiddle I'th Bag

Alder Lane, Burtonwood
Warrington
WA5 4BJ

Freehold: £350,000

Conditional & unconditional offers considered.

Ref: 5652022

KEY HIGHLIGHTS

- Detached pub/restaurant/development
- Overall site area c. 1.47 acres/0.6 hectares
- Attractive rural open outlook
- Easily accessible west of A49 (junct. 9, M62)
- Possible residential development (STPP)
- EPC Exempt

DESCRIPTION

The former Fiddle I'th Bag public house is a double fronted roadside dwelling of two storey clad brick elevations beneath a predominantly pitched tiled roof line, with large single storey flat roof ancillary extension to the side.

The property occupies a site extending to some 1.47 acres (0.6 hectares).

LOCATION

Prominently situated upon Alder Lane at it's intersection with Old Alder Lane, and bordered by Hall Lane and the Sankey Valley walkway.

The property is most easily accessible 1 miles west of the affluent village of Winwick, at its intersection with the A49 north of junction 9 of the M62 motorway.

THE OPPORTUNITY

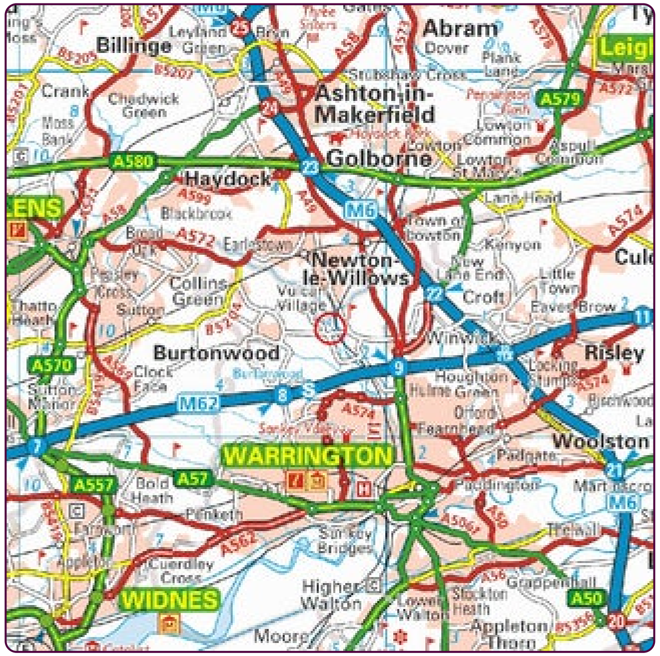
The former public house is offered for sale with benefits of a premises licence, to be purchased as a freehold pub/restaurant opportunity. The site may have a higher alternative use value subject to obtaining planning for residential development.

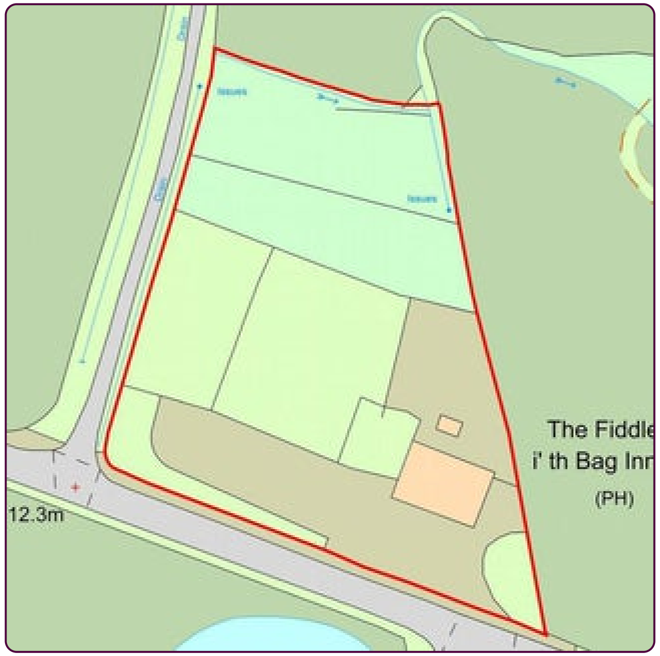
BUSINESS RATES

The Rateable Value is £12,500 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

Premises licence.





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

KEITH STRINGER

Director - Pubs & Restaurants

T: +44 7764 241 307

E: keith.stringer@christie.com

CHRISTIE & CO