

# For Sale

# LANDWOOD GROUP



**Station Hotel, Station Road, Ellesmere Port, CH65 4BW**

## Public House with living accommodation

- Prominent location close to the town centre
- Ground floor bar, with function room and owners accommodation above
- Positioned on a 0.35 acre site
- Potential for redevelopment subject to planning
- Available with Vacant Possession

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### Viewings:

**Strictly by Appointment**

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11 Peter Street  
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**Date Particulars — May 2018**

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## Location

The property is located in Ellesmere Port town centre approximately 7 miles north of Chester and 16 miles south east of Liverpool.

The property is in a prominent position just off the A5032, a main arterial route providing access to Ellesmere Port Town Centre, Junction 9 of the M53 Motorway and having links to surrounding towns and Chester.

Ellesmere Port Train Station is positioned adjacent to the subject property and is on the Wirral Line.

## Description

The property is an extended semi-detached period building comprising a Public House known as the Station Hotel, with the upper floors incorporating function room and owner's accommodation, all positioned on a 0.35 acre site.

Internally, to the ground floor is a porch leading to the open plan bar area with a raised sitting area, raised pool table area with access to the bar, along with a large lounge and W/Cs. To the rear of the bar is a kitchen and store rooms, with a five room cellar below which is accessed externally.

To the first floor is a W/C, 2no. store rooms, office and former function room. Along with a hall with staircase leading to living accommodation comprising hall, living room/kitchen, 3no bedrooms and a bathroom. The second floor has further living accommodation comprising hall, 5no rooms and a bathroom. The property would benefit from modernisation throughout.

Externally, is a part decked and lawned beer garden and tarmacked car park which accommodates a car wash.

## Accommodation

Approximate Gross Internal Areas are as follows:

Description	Sqm	Sqft
Cellar	106.18	1,143
Ground Floor	263.14	2,832
First Floor	210.56	2,266
Second Floor	112.88	1,216
<b>Total</b>	<b>692.76</b>	<b>7,457</b>

## Tenure Information

The premises is held freehold under title number CH472132

## Tenancies

The Public House is available with vacant possession. Part of the car park is let on an informal agreement to a local car wash operator at a rent of £600 pcm inclusive of utilities.

## Licenses

The property benefits from a premises licence for the supply of alcohol, performance of dance, live/recorded music and sporting events. The opening hours are Sunday to Thursday 10am to 1.30am and Friday to Saturday 10am to 2.30am.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal

Each Party will be responsible for their own legal costs.

## Price

Offers over £225,000

## EPC

EPC rating E

## Important Notice

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