

For Sale

**LANDWOOD
GROUP**



THE COTTAGE, LONDON ROAD, ALLOSTOCK, KNUTSFORD, WA16 9LU

Freehold Hotel and Restaurant with Development Potential

- Prominent roadside position on A50
- GIA approx. 7,875 sq ft
- Set within 0.67 Acres
- Car Parking for approx. 60 vehicles
- Bar & Restaurant with approx. 70 covers
- Function Room
- 12 letting bedrooms and two bed managers flat
- Development potential, STP

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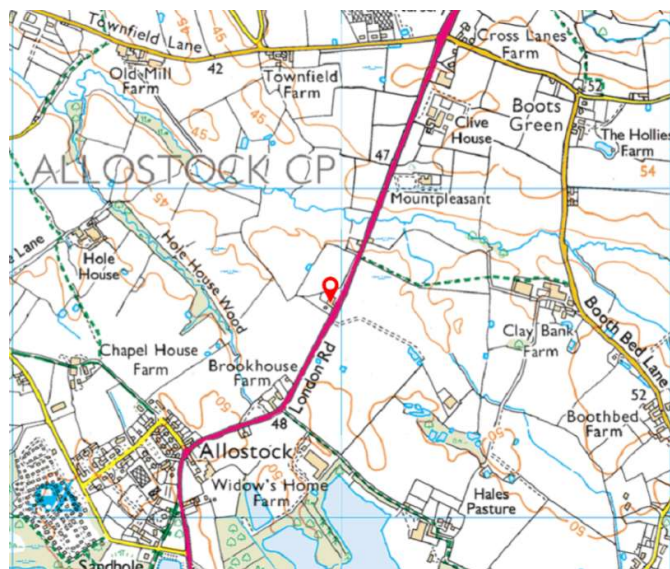
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Date of particulars: September 2023

Chartered Surveyors, Asset Managers & Auctioneers.
Manchester & Liverpool.

www.landwoodgroup.com



Location

Situated in a prominent roadside position on the outskirts of Allostock, the property is located 5 miles south of Knutsford Town Centre and 14 miles south west of Manchester City Centre. The property has good transport links, with easy access to the M6 and M56 as well as being within 4 miles of both Goostrey and Holmes Chapel railway stations.

Description

The subject property comprises a two storey hotel, bar and restaurant, currently operated as a B&B by the existing management. The original building appears to be late Victorian, with subsequent extensions to the side and rear. The elevations are of a brick construction beneath pitched slate covered roofs, with uPVC windows throughout.

To the ground floor, there is a lobby, reception area, a large bar/restaurant area, kitchen, WCs, stores, office, staff toilets, laundry and plant room. Above the restaurant is a managers flat with two bedrooms, living room, kitchen and bathroom.

The guest bedrooms are located to the northern side of the property, with six rooms to the ground floor and six to the first floor. Each room comprises a bedroom with en-suite bathroom.

There is car parking to both the front and rear and with the existing buildings occupying relatively low site cover, there is potential for further development, STP.

Accommodation

Approximate gross internal floor areas are as follows:

Description	Sq. m	Sq.ft
Ground floor	534	5,744
First floor	198	2,131
TOTAL	732	7,875

Planning

We have made online enquiries of Cheshire West planning department, which discloses no (recent) planning applications registered against the Property.

We have assumed that the Property falls within Use Class C1, though we recommend that this is verified by your own enquiries.

Rating

Address	Description	RV From 01.04.2023
The Cottage B&B, London Road, Allostock, Knutsford, Cheshire, WA16 9LU	Motel and premises	£9,000

Tenure Information

The property is held by way of a freehold title, under title number CH288286.

Price

On application.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs.

EPC

Energy Rating 58C, expiry 27 March 2032.

Viewings

Strictly by appointment.