

TO LET

# STONEMILL

Sandy Lane West, Poplars and Hulme, Warrington, Cheshire, WA2 9SA

**Guide Rent — £120,000 Free of Tie**



## Key Highlights

- Purpose built, destination foodhouse
- c.130 dedicated dining covers, plus bar area
- 3 bed managers flat & 1 bed asst managers flat
- Fully fitted catering kitchen. Extensive car parking
- May suit alternative use (stp)

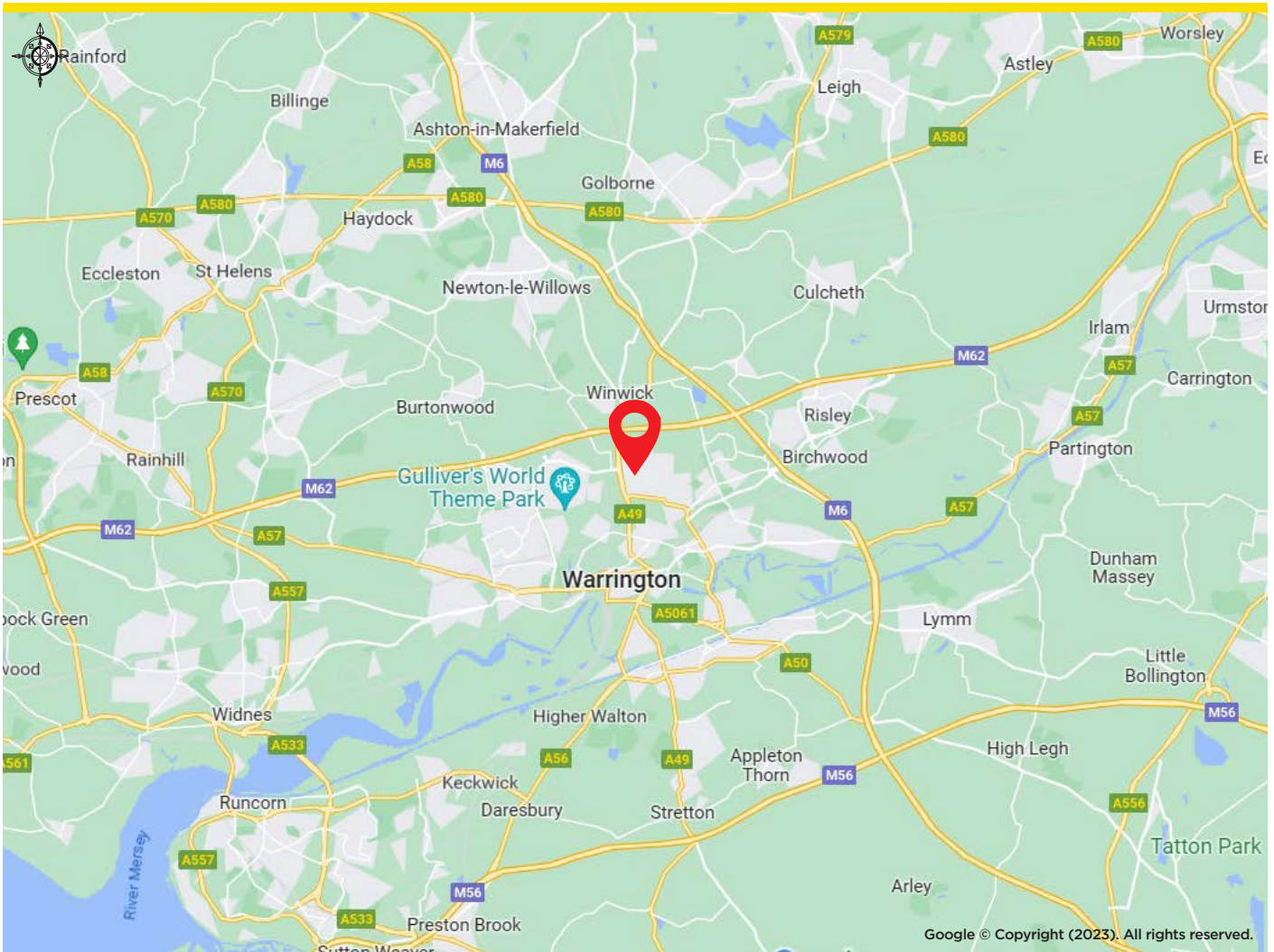
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### Location

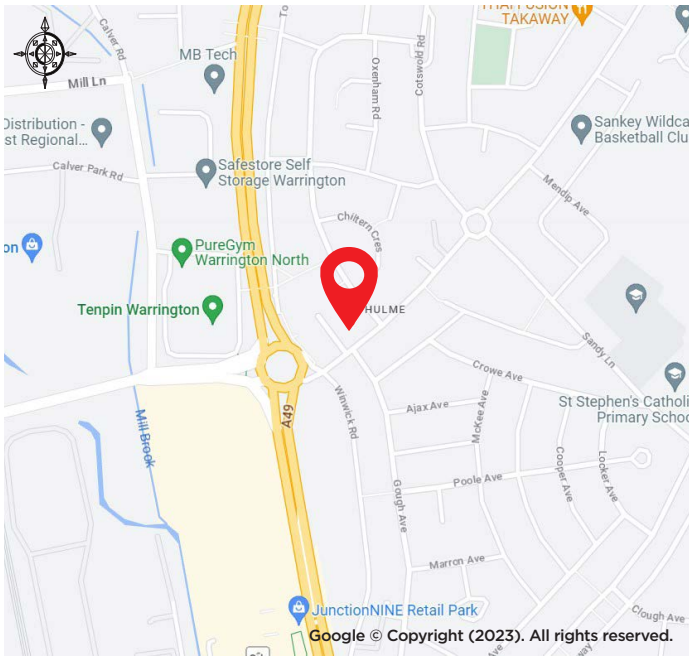
The Stonemill is located on the edge a retail park with other occupiers including Aldi, Greggs and Costa. It is located just east of the roundabout junction of the A49 Winwick Road and the A574 Cromwell Avenue, in a mixed commercial, retail and residential area. It is positioned 2 miles north of Warrington town centre and approximately 1/2 mile south of Junction 9 of the M62 (IKEA turnover).

### Description

The Stonemill was purpose built in 2014/2015 and it is a detached property with brick elevations beneath a multi pitch roof. There is a beer patio to the front and side elevations and an enclosed yard to the rear. The property benefits from shared car parking rights across the whole retail park.

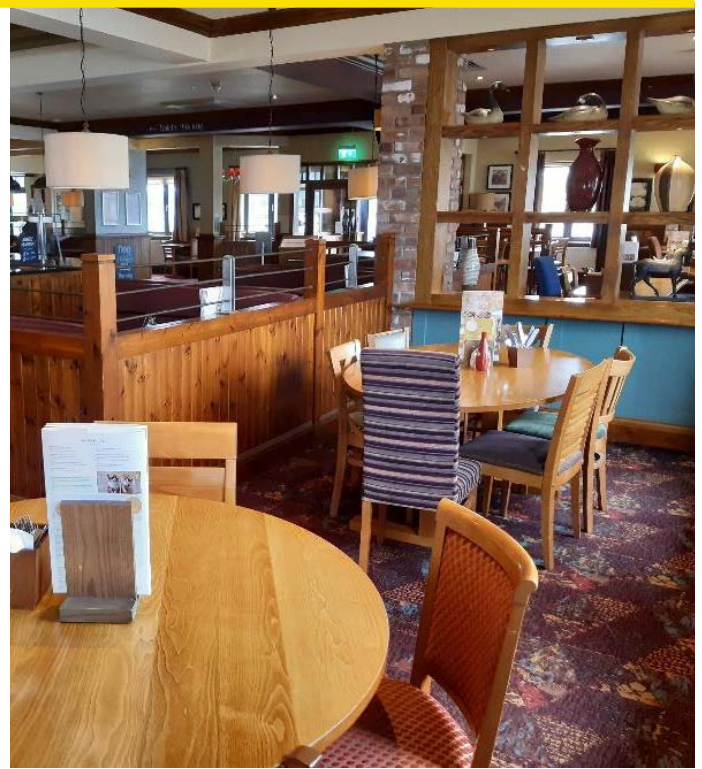
### Viewing

Strictly by appointment through savills Manchester office on 0161 244 7709.



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## Trade

The Stonemill is owned and operated by Regional Brewer, Joseph Holt.

It is a bright, airy and modern pub with an extensive food and beer menu, serving the local community. It is also benefits from many passing trade opportunities, both from the adjacent retail park but also from the fact that it is positioned on the main thoroughfare from Warrington town centre to the M62.

It is currently run under management and opens at 12 noon during the week and 10.30am on a weekend. It closes at 10pm, Sunday to Thursday and 11pm on Friday and Saturday.

An experienced operator may feel that there is an opportunity to drive the trade on still further in it's current format or alternatively, they may feel that the facilities lend themselves to another trading format. Other tenants may feel that the property is perhaps better suited to an alternative use (subject to the necessary permissions and consents).

## Accommodation

Briefly comprises;

### Ground Floor

Dining area to the left hand side with c.130 covers. This area has a carpeted floor with a tiled apron to the servery. This area is furnished with timber tables and chairs and fixed seating. It leads to a bar area which is positioned on the right hand side.

This area is also carpeted and benefits from timber tables and chairs, together with fixed seating. Ladies & Gents customer toilets.

To the rear is a catering kitchen and this benefits from an extensive range of stainless steel catering equipment, including a pizza oven area with it's own dedicated preparation area. The kitchen area also benefits from a prep area, wash area, and store area with walk-in refrigerator and freezer.

There is an upland beer cellar with double door access to the rear yard.

### First Floor

There is a goods lift which leads to x3 store rooms. There is also a plant room, office, staff room and staff shower.

Private living accommodation is divided as follows;

**Managers flat** comprising of 3 bedrooms, open plan living room and kitchen, bathroom

**Assistant Managers flat** comprising of a double bedroom, open plan living room and kitchen, bathroom.

## Development Potential

It is felt that this building might be of interest to a retail developer who might seek to divide the unit into several smaller sized units or alternatively, convert the property into another use such as a children's nursery for example. Proposals for all uses will be considered on their merits.

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## Planning

We understand that the property is not Listed, and nor is it in a conservation area.

## Floor & Site Area

Ground Floor approximately 857 sq m GIA (9,224.67 Sq ft)

Site Area approximately 0.493 Acres

This floor area has been taken from the EPC and the Site Area has been taken from Edozo maps, this measurements are only to be used as an indicative guide to the size of the unit.

## Tenure

The property is available To Let on a new agreement. Flexible terms are available and it is envisaged that a Guide Rent of £120,000 will apply on free of tie terms. As our client is a regional brewer, they have also indicated that they would be willing to offer a tied agreement at a lower guide rent - please enquire for further details.

### Please Note:

The property is also available For Sale with an asking price of £1,500,000 for the 999 year Long Leasehold interest. - please contact Fleurets Manchester office on 0161 683 5445 quoting ref NW-323452.

## Licence

A premises licence prevails, the main licensable activities being:-

### Sale by retail of alcohol for consumption on/off the premises:

|                    |                      |
|--------------------|----------------------|
| Sunday to Thursday | 09.00 am to 12.00 am |
| Friday & Saturday  | 09.00 am to 01.00 am |

### Performance of dance and playing of recorded music:

|                    |                      |
|--------------------|----------------------|
| Sunday to Thursday | 09.00 am to 12.00 am |
| Friday & Saturday  | 09.00 am to 01.00 am |

### Performance of Live Music:

|                    |                      |
|--------------------|----------------------|
| Sunday to Thursday | 11.00 am to 12.00 am |
| Friday & Saturday  | 11.00 am to 01.00 am |

### Late Night Refreshment:

|                    |                      |
|--------------------|----------------------|
| Sunday to Thursday | 11.00 pm to 12.00 am |
| Friday & Saturday  | 11.00 pm to 01.00 am |

## Business Rates

The property is in an area administered by Warrington Council. The 2023 Rateable Value has been assessed at £74,000.

## Services

We are advised that mains water, electricity and gas are connected.

## EPC

The property has an EPC rating of C.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

## Joint Agent

The property is being marketed with our Joint Agent:

Tim Martin  
0161 683 5445  
tim.martin@fleurets.com

## Contact

**Tom Cunningham**  
Savills  
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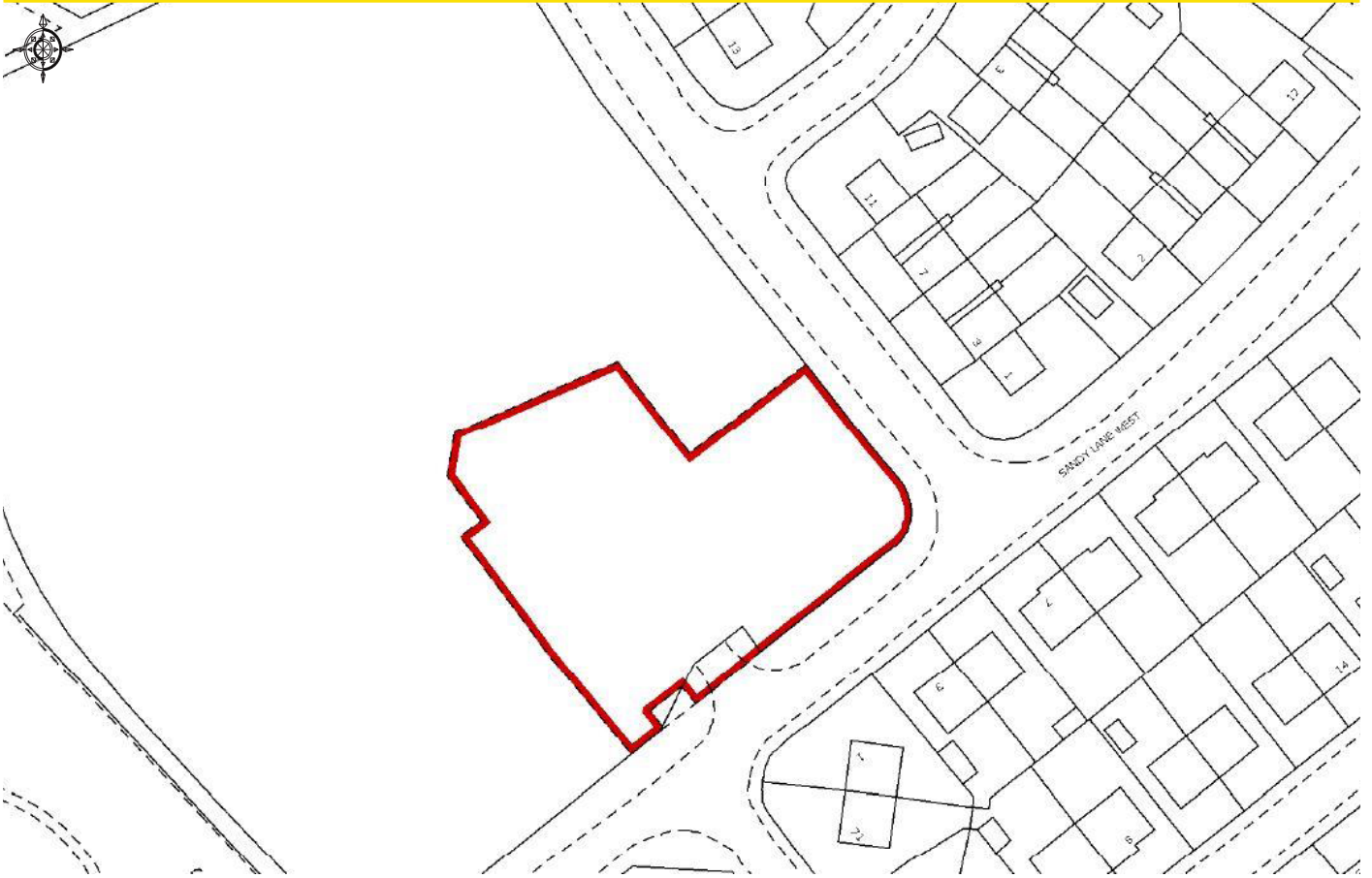
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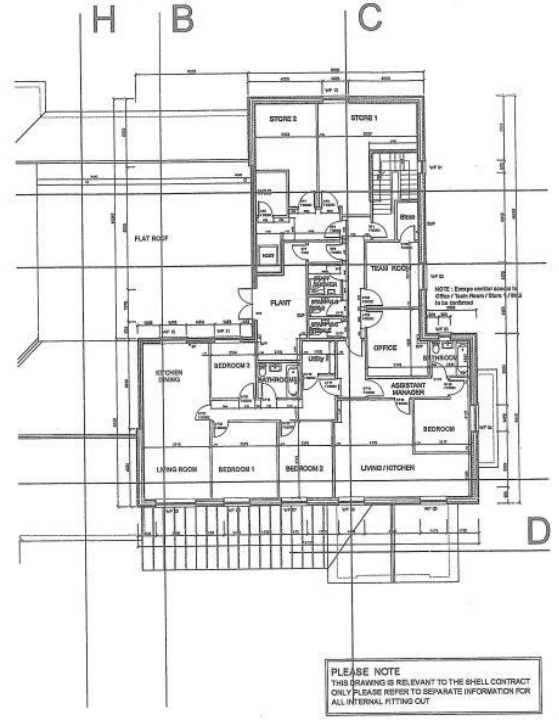
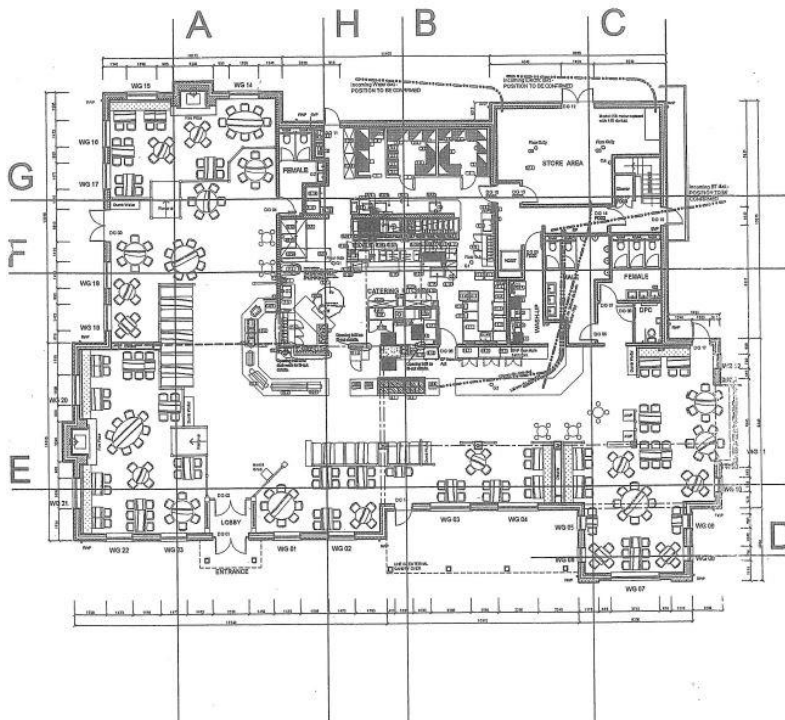
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