

FOR SALE ALL ENQUIRIES - DETACHED PUBLIC HOUSE WITH LETTING ROOMS

GEORGE & DRAGON

1 Liverpool Road, Chester, CH2 1AA



Key Highlights

- Detached Three Storey Public House
- Ground Floor Central Bar Servery
- Open Plan Trading Accommodation
- 14 Ensuite Letting Rooms
- Second Floor Manager's Flat
- Car Park for Approximately 20 Vehicles
- Site area extending to 0.28 acres
- Freehold and Rental Offers Invited

SAVILLS MANCHESTER
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Location

The George & Dragon is located in the cathedral city of Chester, North West of England. Chester is the county town of Cheshire, approximately 20 miles south of Liverpool, 40 miles south west of Manchester, and 12 miles north east of Wrexham, North Wales.

The Property is situated on a prominent corner position at the confluence of the A5116 and Liverpool Road leading into Chester city centre. The surrounding area comprises mainly retail premises, student accommodation and residential dwellings. To the north west of the Property is the University of Chester campus and to the south is Chester cathedral.

Description

The Property comprises a three storey Grade II listed detached Tudor-style building, dating back to 1929-1931. The elevations are of sandstone-dressed brown brick construction with timber frame and plaster panels beneath a multi pitched red tile roof.

The total site area extends to 0.28 acres.

Accommodation

The internal accommodation is arranged over basement, ground, first and second floors.

At basement level there is a large beer cellar and associated stores.

The ground floor comprises an open plan trading area with central bar servery, games area, and dining space. Ancillary trading facilities include customer WCs, commercial kitchen and hotel reception.

To the first floor, there is letting accommodation providing 14 en-suite letting rooms (including a mix of single, twin and double rooms).

To the second floor, there is private accommodation comprising one double bedroom with ensuite, two further double bedrooms, living room, kitchen, bathroom and utility.

Externally, there is a car park for approximately 20 vehicles at the rear of the property and three outbuildings used for storage.

Tenure

The Property is held freehold on the title number CH463920.

Guide Price

Freehold and leasehold offers invited.

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Rating

The subject Property is listed in the 2023 Rating List with a Rateable Value of £25,600.

Planning

The Property is a Grade II listed building and is located within Liverpool Road (Chester) Conservation Area.

The Business

The Property is currently closed for trade.

Licence

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

Energy Performance Certificate

The Property has an EPC rating of D-93.

VAT & Stamp Duty Land Tax

Figures stated are exclusive of VAT (if applicable). VAT and SDLT may be applicable at the prevailing rate.

Legal Costs

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

Money Laundering

Money Laundering Regulations may require Savills to conduct checks upon all purchasers. Prospective purchasers may need to provide proof of identity and residence.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills

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