

The Ship Inn

Blackbrook Road, St Helens, WA11 0AB



Key Highlights

- Vacant Detached Public House
- Lounge, Dining & Public Bar with Games Room
- Catering Kitchen
- First Floor Living Accommodation
- A Road Frontage
- Next to Sankey Valley Visitor Centre
- Freehold & Rental Offers Invited

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Belvedere, 12 Booth Street
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Location

The Property is located fronting the A58 in the Blackbrook locality of St Helens, Merseyside.

St Helens is a town in Merseyside. 14 Miles east of Liverpool and 20 miles west of Manchester.

The immediate locality is residential in nature, with the Property prominently situated at the entrance to Sankey Valley Park.

Description

The Property comprises a detached two storey public house of rendered elevations, set beneath a pitched slate covered roof. To the side and rear the Property has been substantially extended with single storey flat roof extensions.

To the rear is an enclosed beer patio and service yard. Please note that the majority of the adjoining car park does not form part of the demise.

Overall the site extends to 0.33 acres.

Accommodation

The accommodation is arranged over two storeys, and is laid out as follows:

Ground Floor

The ground floor provides a central bar servery to a public bar with games area. Lounge with informal dining over split levels to the side.

Customer WC's, catering kitchen and stores. Ground floor beer cellar with storerooms and office.

First Floor

The first floor living accommodation provides four bedrooms, lounge, kitchen and bathroom with separate WC.

Tenure

The Property is held freehold on title number MS437216.

Guide Price

Freehold and Leasehold proposals will be considered.

Rating

The Property is listed in the 2023 Rating List with a Rateable Value of £23,000.



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Planning

The Property is not listed but is partially within the Green Belt.

Licensing

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

Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

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

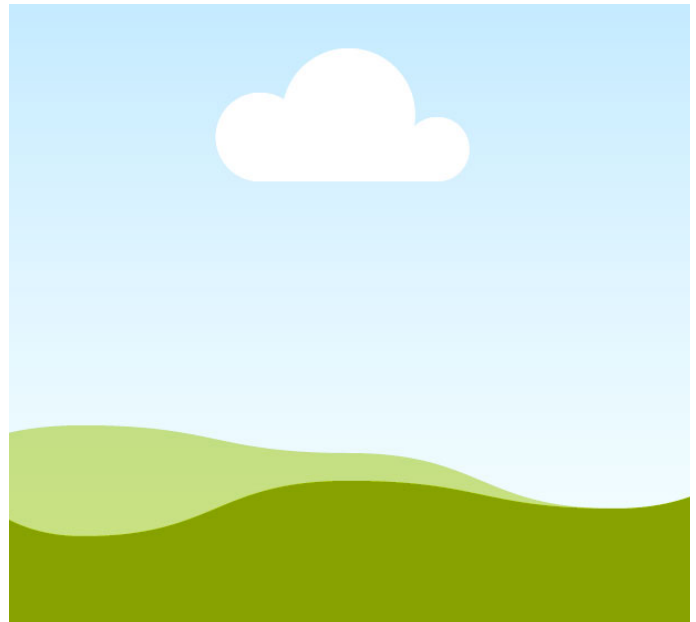
Each party to be responsible for their own legal and professional costs incurred in this transaction.

Anti-Money Laundering Regulations

Money Laundering Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available on request.

Viewing

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



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