

**FREEHOLD FOR SALE** OFFERS OVER £150,000 plus VAT

# QUEENS ARMS

Green Lane, Patricroft, Eccles, M30 0SH



## Key Highlights

- Detached Public House
- Grade II Listed with Historic Heritage Interior
- Lounge, Vault and Snug
- First Floor Living Accommodation
- Beer Patio and Rear Enclosed Yard
- Car Parking for 15 Vehicles

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## Location

The Property is located off the B5231 in the suburb of Patricroft near Eccles in Greater Manchester. Patricroft is a residential locality, one mile west of Eccles town centre and five miles west of Manchester city centre.

The Property is situated in an elevated position, from a side road off Green Lane, overlooking the railway line opposite Patricroft train station.

The immediate locality is generally residential in nature, close to a number of new build homes and Nasmyth Business Park.

## Description

The Property comprises a detached two storey Grade II listed public house which was constructed in 1828 in anticipation of the Liverpool-Manchester railway. The elevations are of brick construction, set beneath a pitched slate covered roof.

Beer patio to the front and private yard to the rear. To the front there is parking for approximately 15 vehicles.

Overall the site extends to 0.26 acres

## Accommodation

The ground floor trading accommodation is a Two Star listed CAMRA pub interior of outstanding national historic interest. Traditional central bar serving to a lounge, vault and snug. Customer toilets. Beer cellar and stores to the basement, which has ground level access to the rear.

The first floor living accommodation provides a lounge, kitchen, bathroom and three bedrooms, one bedroom with a side store off it.

## Tenure

The Property is held freehold on title number GM830991. We note that there is a conveyance on the title over the car park, between the freeholder and British Railways. This is for access to railway property.

## Guide Price

Unconditional offers over £150,000 are invited for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

## Rating

The subject Property is listed in the 2023 Rating List with a Rateable Value of £1,500.

## Planning

The Property is Grade II Listed and not located within a Conservation Area.

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## Contact

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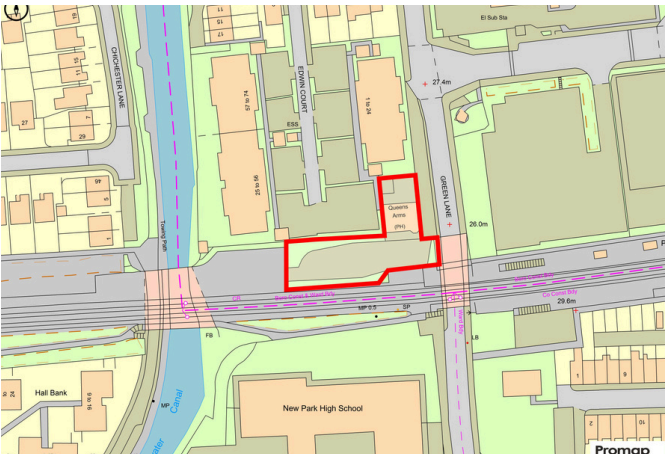
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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'i' in red and the remaining letters in black. The logo is set against a yellow rectangular background.





**License**

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

**Fixtures and Fittings**

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

**The Business**

The Property trades as a traditional public house.

**Energy Performance Certificate**

EPC Rating of C-72.

**Legal Costs**

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

**Anti-Money Laundering Regulations**

Regulations require Savills to conduct various checks on prospective tenants. Prospective tenants may need to provide proof of identity and residence. Further details are available upon request.

**Viewing**

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

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