

# TOWN HALL TAVERN

93 WELLINGTON ROAD SOUTH, STOCKPORT, SK1 3SL



**FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE**

savills



TOWN HALL TAVERN

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# TOWN HALL TAVERN, 93 WELLINGTON ROAD SOUTH, STOCKPORT, SK1 3SL

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to a private individual
- Property arranged over ground, basement and first floor extending to 2,794 sq ft (excluding the 'Courtyard')
- Current rent of £17,284 per annum
- Lease expires December 2033
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- Business unaffected by sale
- [Google Street View](#)
- **We are instructed to invite offers in excess of £226,000 (7.5% NIY)**
- **Virtual Tour**

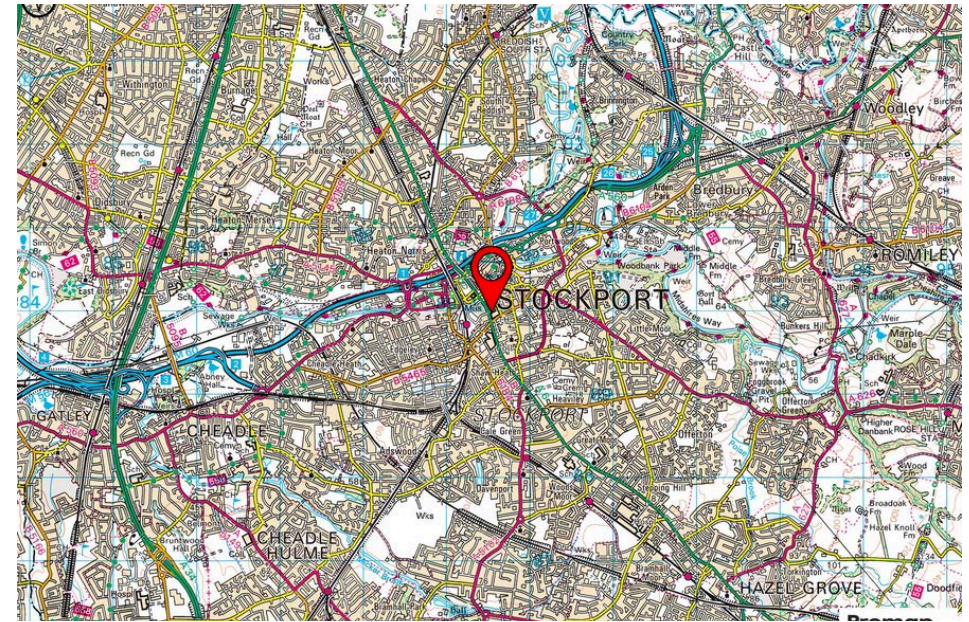
## LOCATION

Located in the town of Stockport in Greater Manchester, 6.3 miles (10.1 kilometres) south of Manchester city centre and 12.0 miles (19.3 kilometres) north of Macclesfield.

The Town Hall Tavern is situated fronting Wellington Road South in a predominantly commercial area with national fast food operators, such as McDonalds, Subway and Dominos a short distance north up Wellington Road South.

## DESCRIPTION

The property comprises the ground, basement and first floor of a two storey end of terraced building with partially painted brick elevations beneath a pitched roof.



## ACCOMMODATION

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**Ground Floor:** The ground floor provides an open plan trading area with bar servery to the rear and seating over two levels for 40 customers. Ancillary areas include customer WC's.

**Basement:** Cellar and stores

**First Floor:** The first floor comprises living accommodation which includes a kitchen, bathroom, living room and two bedrooms.

**Externally:** There is an enclosed service yard at the rear of the property.

## VIRTUAL TOUR

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<https://vt.ehouse.co.uk/C8hpPGfaX3g>

## TENURE

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The property is held freehold (Title Number GM567433).

## TENANCY

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The entire property is let to a private individual on a 10 year lease from 18 December 2023 at a current rent of £17,284 per annum which is subject to a five yearly open market review and annual uncapped RPI increase. A rent deposit of £4,196 is held by the landlord.

## PLANNING

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The property is not listed however, it is situated within Town Hall Conservation Area.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



## EPC

B-50

## TERMS

We are instructed to invite offers in excess of £226,000 (7.5% NIY) assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

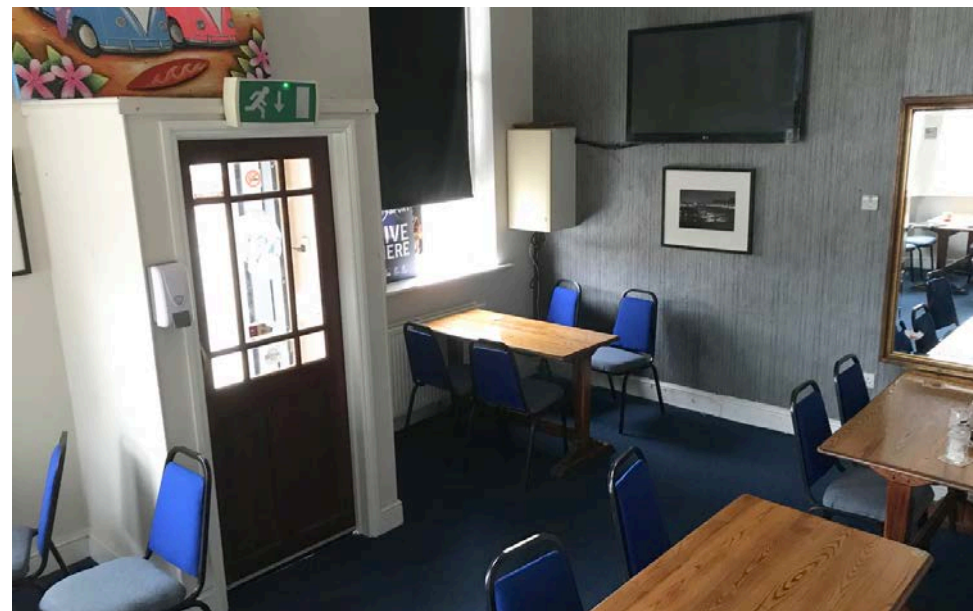
The fixtures and fittings are currently owned by the occupational tenant.

## MONEY LAUNDERING

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

## SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: [https://sites.savills.com/tavernportfolio/en/page\\_171175.php](https://sites.savills.com/tavernportfolio/en/page_171175.php)

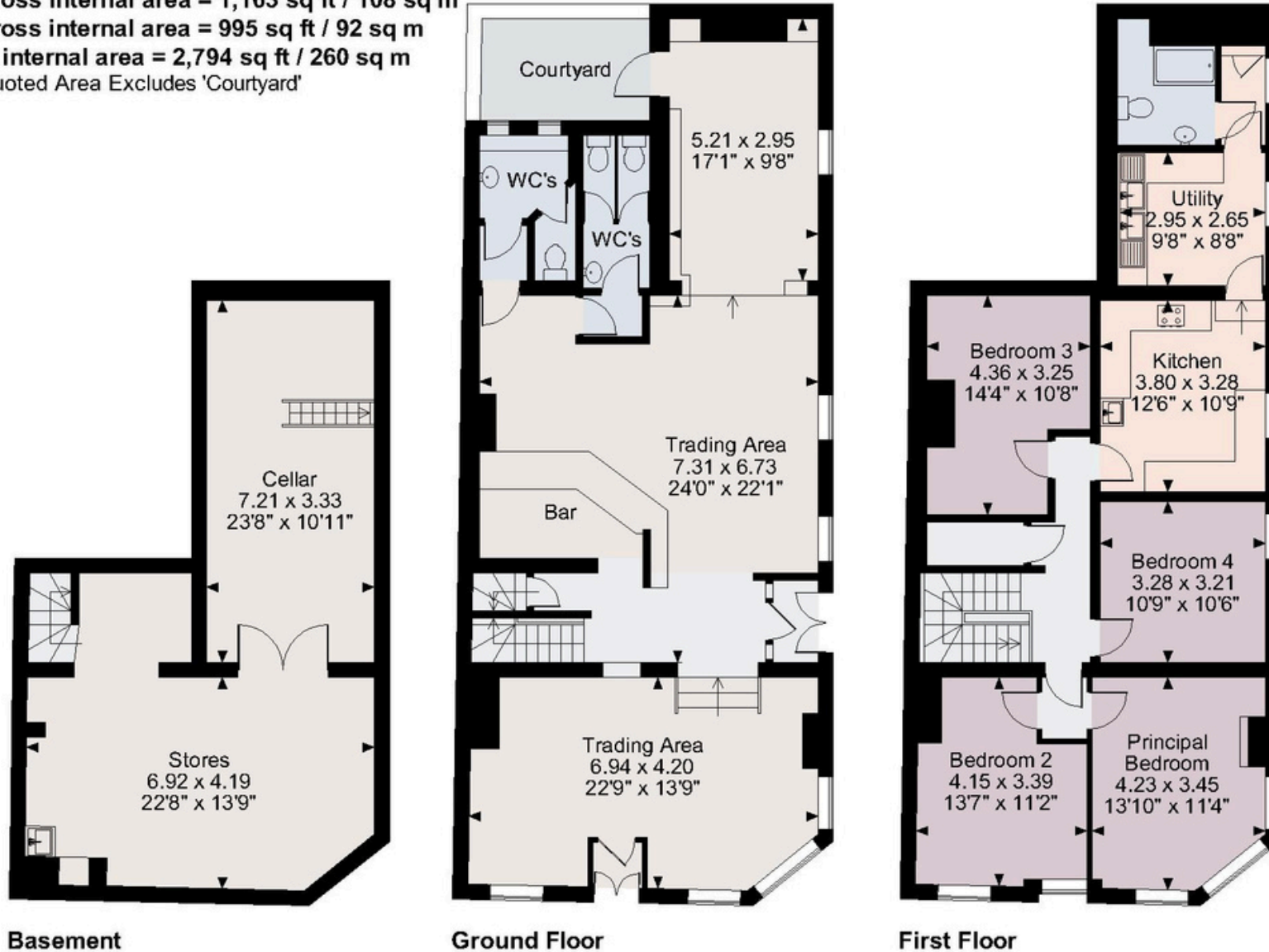


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# Town Hall Tavern, Stockport

Basement gross internal area = 636 sq ft / 59 sq m  
 Ground Floor gross internal area = 1,163 sq ft / 108 sq m  
 First Floor gross internal area = 995 sq ft / 92 sq m  
 Total gross internal area = 2,794 sq ft / 260 sq m  
 Quoted Area Excludes 'Courtyard'



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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