

# The Travellers Rest

Kingsley Road, Frodsham, WA6 6SL



## Key Highlights

- Detached Public House
- Main Public Bar with Dining and Drinking Areas
- First Floor Living Accommodation
- Rear Beer Terrace with Outside Bar and Cellar
- Circa 0.44 Acres of Land to the Rear
- Car Parking for Approximately 25 Vehicles
- Site Area Extending to 0.85 acres
- Offers in the Region of £350,000 plus VAT invited

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## Location

The Property is located off the B5152 in the outskirts of Frodsham towards Kingsley in Cheshire. Frodsham is a market town located 16 miles south of Liverpool and 10 miles north west of Chester.

The Property is situated in an elevated position on Kingsley road overlooking the Weaver Valley. The immediate locality is generally residential in nature with most commercial operators in Frodsham town centre.

## Description

The Property comprises a detached two storey public house of brick, partially rendered, elevations set beneath a multi-pitched slate covered roof. To the front and sides, the Property has been extended with single storey flat felt roof extensions.

Externally, there is a beer terrace to the rear consisting of 85 covers with fully functioning outside bar and cellar. Also, there is approximately 0.44 acres of land to the rear of the public house leading onto Top Road. To the side, there is car parking for 25 vehicles.

Overall, the site extends to 0.86 acres.

## Accommodation

### Ground Floor

The ground floor provides an entrance reception from the side leading into an open plan trading area split into drinking and dining areas with an L shaped public bar towards the front of the Property. Ancillary trading facilities include a commercial kitchen, customer WCs, stores, and beer cellar.

### First Floor

To the first floor, there is private living accommodation comprising a bathroom, lounge, kitchenette and three bedrooms.

### Basement

To the basement level, there is storage rooms.

## Tenure

The Property is held freehold on title number CH445007.

## Guide Price

Unconditional offers in the region of £350,000 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 £12,750.

## Planning

The Property is not listed nor located within a Conservation Area but is situated on Green Belt land

## License

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



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### Fixtures and Fittings

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

### The Business

The Property currently trades as a destination gastropub.

### Energy Performance Certificate

EPC Rating of C-60.

### 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.

### VAT & Stamp Duty Land Tax

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

## Contact

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