

FOR SALE

Three Storey Semi-Detached Pub & Cellar Storage



**Lewin Street, Middlewich,
Cheadle, CW10 9AS**

Description

Entering the ground floor, you are greeted with the open-plan bar area, here there are two secluded seating areas. A door provides access to the private living accommodation and the four letting rooms. The dining area is located in the heart of this pub and stairs lead up to a mezzanine area, this is well spaced out and could be utilised as a private function area. An exit door leads out to a patio which leads onto the lawned beer garden. To the rear of the premises is the commercial kitchen, with a freezer room, storage room, and customer's WC's including disabled access.

The first floor comprises private accommodation comprising a lounge, double bedroom, kitchen, and bathroom.

The second floor houses four guest bedrooms, which is one double bedroom with en-suite facilities, one twin bedroom, and two further double bedrooms.

Property Summary

- ◆ **Mixed-Use Development Opportunity**
- ◆ **Freehold. Vacant Possession Upon Completion**
- ◆ **Approx. GIA Total Floor Area 5,630 sq. ft. (523 sq. m)**
- ◆ **Fronting Busy Main Road**
- ◆ **Edge of Town Location**
- ◆ **Asset Management Potential**
- ◆ **4 Letting Bedrooms on Second Floor**
- ◆ **1 Bedroom Private Accommodation on First Floor**
- ◆ **Restaurant with 60 Covers**



Talk to our team on 0161 830 8833

Further Information

Location

The property is located on a busy main road leading into the town of Middlewich close to the Shropshire canal, benefitting from good roadside visibility and surrounded by local shops and businesses. Middlewich is a vibrant town and is well-served by several A-roads, and the M6 motorway is less than three miles away.

Tenure

Freehold. Vacant Possession upon completion.

EPC

C-72.

Services

All mains services available to the property. Electricity, gas, water and drainage.

AML

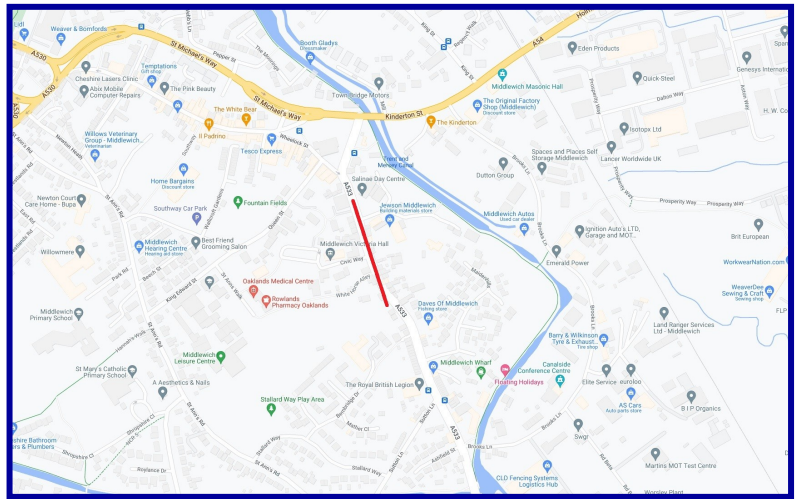
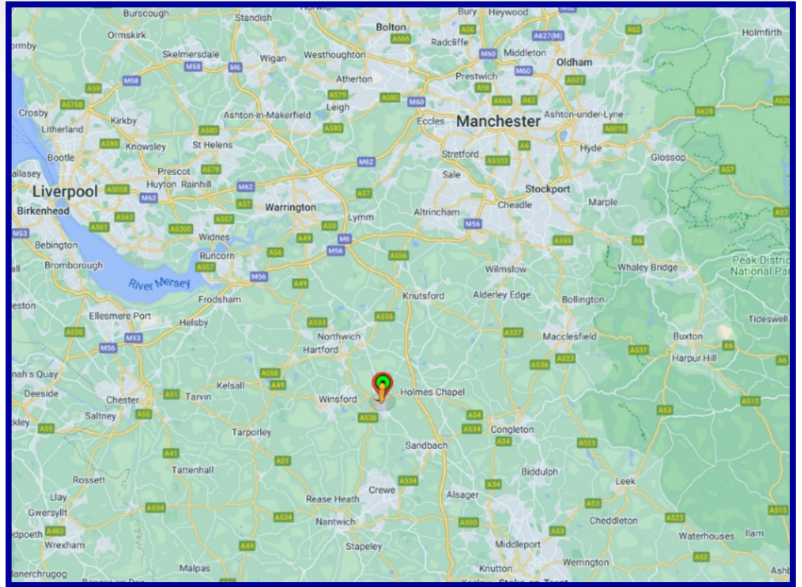
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Rateable Value:

The 2023 Rateable Value has been assessed at £6,300.

VAT

If applicable it will be at the prevailing rate.



Viewing

Contact Sole Agents Portfolio Properties

Tel: 0161 830 8833 Email: info@portfoliouk.com

Price

POA

Misrepresentation Act

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