



Brewers Arms

Freehold

£495,000 + VAT

Brewers Arms, Liverpool Road, Upton, Chester, CH2 1BD

AT A GLANCE

- Prominent Detached Public House
- Fronting Busy 'A' Road
- Large 3/4 Bedroom Living Accommodation
- Recently Refurbished to a High Standard
- Car Park and Large Beer Garden

Viewing And Further Information

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PROPERTY

A large, detached brick-built property extending to 2 storeys with a single storey side extension under a pitched tile roof with rear single storey flat roof.

There are circa 22 parking spaces to the front and side, and a large enclosed lawned beer garden to the rear.

Ground Floor

The outer entrance porch leads into a bar that has been refurbished to a high standard with exposed brick panelling creating some snug, semi-private areas. To the right is a small lounge area, with a feature cast iron wood burner and exposed brick surround.

To the left and rear there are an ample number of dining tables currently accommodating 100 covers in total and a pool table. A bar servery runs more or less the length of the main room with some further tables to be found at the end in a light, bright area that overlooks the garden. Ancillary rooms comprise:- A fully equipped commercial kitchen. Ladies, Gents & Disabled customer toilets.

First floor

The private living accommodation provided is a large, comfortable flat with 3/4 bedrooms, 2 lounges and fitted bathroom and a kitchen. There is a separate access and private garden area from the rear flat roof.

PLANNING

We are advised that the property is not listed, not in a flood zone, nor in a conservation area.

UTILITIES

All mains services are connected

MEASUREMENTS

- According to the EPC the Total Floor Area measures 587 Sq m (6,318 Sq ft).
- The total building footprint is 3,886 Sq ft
- The overall plot is circa 0.438 Acres.

(Measurements are taken from digital mapping and are approximate).

FIXTURES & FITTINGS

The seller reserves the rights to remove any third third party items such as games machines or beer raising equipment. The purchase price excludes the F&F, although the buyers will inherit any remaining items left on the day of completion. No inventory will be supplied or warranted.



THE BUSINESS

Our client has not operated the business. Until recently they leased the property out and therefore has no knowledge on revenue streams.

RATES & CHARGES

The local authority is Cheshire West and Chester City Council, Rateable Value - £24,000.

TENURE

Freehold





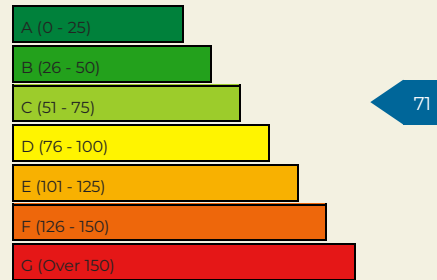
LOCATION

The pub occupies a prominent position fronting the A5116 Liverpool Road in the affluent suburb of Upton.

It is approximately 2 miles from Chester City Centre. The immediate surrounding area is made up of high quality residential housing, a local private golf club, Chester Zoo and a 10 minute drive to Cheshire Oaks Designer Outlet.



EPC



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