



## The Vicarage

Ref: 5646778

Knutsford Road, Holmes Chapel, Cheshire, CW4 8EF

Freehold: Offers in Excess of £2,500,000

Prominently located coaching inn & hotel

23 en suite letting bedrooms

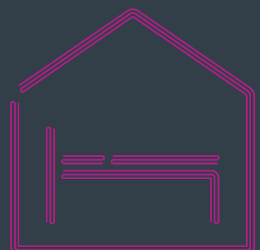
Bar and restaurant (80)

Library (80), games room (40)

External seating & parking (40)

Desirable and affluent location. Energy Rating C

*On the instructions of the the Joint Administrators*





Originally a vicarage, the main three storey property dates back to the 16th century and is Grade II Listed. The property has been extended over the years, most notably the modern bedroom block extension to the rear, which provides most of the letting rooms. In addition to the main trading property is a detached two-storey Mill House which was due to be converted to long stay rooms. The property has parking to the front, side and rear, where there is also a raised external trading terrace and children's play area.

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### Location

This attractive Cheshire Hotel is prominently located on the A50 between Knutsford and Holmes Chapel, approximately 0.5 miles north of Holmes Chapel village centre. Its eastern border is immediately adjacent to the River Dane. Junction 18 of the M6 is situated approximately one mile west, whilst Manchester City Centre is approximately 24 miles north, Chester City Centre is 25 miles to the west and Manchester International airport approximately 12 miles away.

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### Internal Details

The trading area consists of a foyer with a fireplace and seating area, which leads into the main bar area. Adjacent to the main bar is the conservatory, which can seat 45 guests and 80 standing. The Games Room is a private dining room for up to 25 guests seated and up to 40 guests in a reception format.







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### Letting Accommodation

There are 23 letting rooms currently in operation with a further four unfurnished rooms not in use. Of the rooms in use, two are superior (suites) and one is an executive room which comprise a larger room with a four-poster bed.

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### Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by third parties or subject to finance agreements will be exempt.









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### External Details

The property occupies a broadly level site which extends to approximately 1.07 acres with an in/out driveway approach to the hotel, with approximately 40 car parking spaces. There is a raised terrace with seating and a children's play area. The external trading area is served by an additional mobile bar outside.

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### Business Rates

The current rateable value is £32,500. Confirmation of business rates payable should be obtained from the local authority.





## The Opportunity

The affairs, business and property of the Company are being managed by the Joint Administrators Gareth Prince, Mark Malone and Julian Pitts of Begbies Traynor who act as agents for the Company without personal liability. All are Licenced Insolvency Practitioners.

The Vicarage is a popular coaching inn and hotel and is well located on the busy A50 to pick up trade from nearby Knutsford, Holmes Chapel and the surrounding Cheshire villages.

The various trade areas can be adapted to host a variety of events, from wedding receptions and ceremonies to banquets and private dining. The Vicarage has a wedding licence in place, and ceremonies are authorised to take place in the Games Room, The Library, the main restaurant and the Conservatory.

The Old Vicarage provides an excellent opportunity for both local and regional hotel and pub operators that are looking for a well-located property with genuine business potential



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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