



Alberts Corner

Ref: 5652038

Prince Albert Street, Crewe, CW1 2DF

Freehold: £495,000

- Wet led turnkey freehold. £11,923 per week
- Open-plan lounge, dining and public bar (150)
- 3-bedroom owner's/manager's accommodation
- Pavement licence & private beer patio (80)
- Ideal town centre location. 2am licence
- Vacant possession available. Energy Rating TBC



A two storey double fronted property of partially rendered coloured elevations with the benefit of a large trade area and ancillary extensions, beneath a predominantly pitched tiled roof line. The property has the benefit of pavement seating to the front elevation and a large walled enclosed patio to the rear.

Gross internal area:
Ground floor - 535sqm
First floor - 171sqm



Location

Prominently located upon Prince Albert Street at its intersection with Chester Street, adjacent to the town centre retail parade and late night circuit. Crewe being the largest town in Cheshire with a population in excess of 75,000 (2011 Census).

Internal Details

Entrance lobby to multi-sectional lounge and public bar (150) served by a good size centrally located bar to one wall, a mix of free-standing high tables and stools, fixed perimeter seating, a mix of carpet, tile, wood block and plank flooring finishes.

Ancillary Areas

Large trade kitchen, ladies, gents & disabled wc, storage room, bottle storage, and extensive cellar, all at ground floor, and boiler store. There is a staff room, office, laundry room and storage to the first floor.

External Details

One of the noteworthy features of the property is the large walled beer patio to the rear, measuring 111sqm (80) with fixed heated parasols, free-standing tables and chairs, with pedestrian access to Sandon Street to the rear.

Owner's Accommodation

Situated to the first floor, manager's/owner's accommodation comprising; lounge, kitchen, 3 bedrooms, bathroom.

Trading Information

Management accounts to November '23 show gross weekly turnover of £11,923

Trading Hours

Sunday to Thursday: 10am - 11pm
Friday & Saturday: 10am - 2am





Tenure

Freehold

Vacant possession on completion.

Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

Business Rates

The Rateable Value is £35,500 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

Premises licence.





Customer Due Diligence Checks

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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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