

# **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.

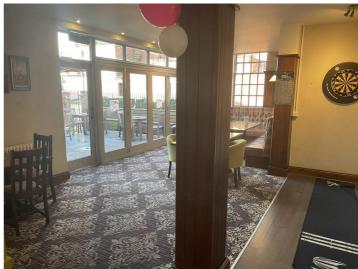
#### **Business Rates**

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**

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:

### Keith Stringer

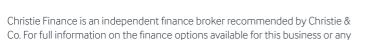
Director - Pubs & Restaurants M:+44 7764 241 307 E:keith.stringer(qchristie.com Manchester

other, please call 0344 412 4944.

#### **Grace Day**

Business Agent M:+44 7756 875 222 E:grace.day(Qchristie.com Manchester







For full information on Christie Insurance please call 03330 107189