



## Fiddle I'th Bag

Ref: 5652022

Alder Lane, Burtonwood, Warrington, WA5 4BJ

Freehold: £350,000

Detached pub/restaurant/development

Overall site area c. 1.47 acres/0.6 hectares

Attractive rural open outlook

Easily accessible west of A49 (junct. 9, M62)

Possible residential development (STPP)

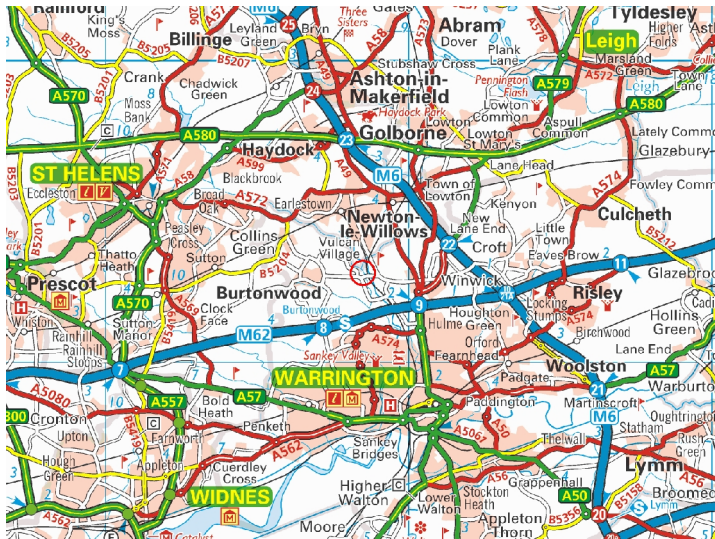
EPC Exempt

*Conditional & unconditional offers considered.*



The former Fiddle I'th Bag public house is a double fronted roadside dwelling of two storey clad brick elevations beneath a predominantly pitched tiled roof line, with large single storey flat roof ancillary extension to the side.

The property occupies a site extending to some 1.47 acres (0.6 hectares).



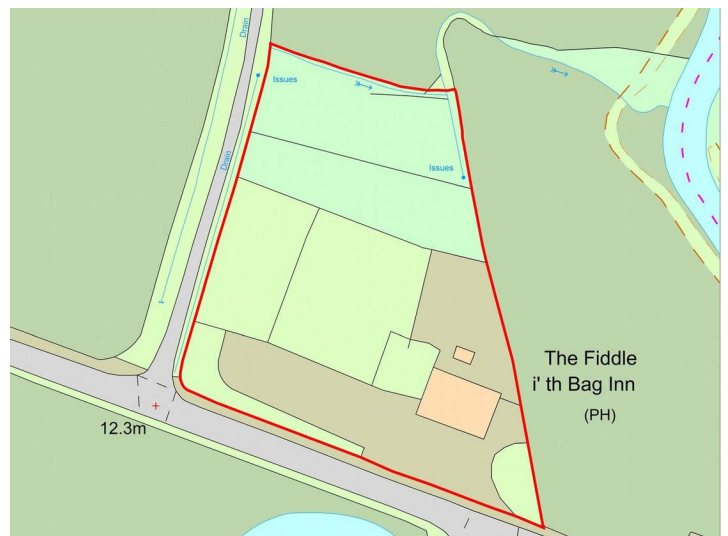
#### Location

Prominently situated upon Alder Lane at its intersection with Old Alder Lane, and bordered by Hall Lane and the Sankey Valley walkway.

The property is most easily accessible 1 miles west of the affluent village of Winwick, at its intersection with the A49 north of junction 9 of the M62 motorway.

#### The Opportunity

The former public house is offered for sale with benefits of a premises licence, to be purchased as a freehold pub/restaurant opportunity. The site may have a higher alternative use value subject to obtaining planning for residential development.



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## Business Rates

The Rateable Value is £12,500 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

## Regulatory

Premises licence.

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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:

### Keith Stringer

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Manchester



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