

# JOHN MASEFIELD

70 -72 NEW CHESTER ROAD · WIRRAL · CH62 5AD

FREEHOLD

LARGE PUBLIC HOUSE IN POPULAR  
BIRKENHEAD SUBURB ON BEHALF  
OF JD WETHERSPOON



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- **Freehold**
- **Busy town centre location**
- **Fronts the main high street of New Chester Road**
- **Beer garden to rear**
- **Extensive well presented trading area**
- **Town centre is due to undergo significant regeneration.**
- **GIA - 811.4 Sq M (8,733 Sq Ft)**
- **Offers in the region of £400,000, plus VAT if applicable**
- **[Google Street View Link](#)**

## LOCATION

New Ferry is a densely populated suburb approximately 3.0 miles south of Birkenhead town centre. Liverpool is situated 5.0 miles to the north east. The area is well serviced by public transport with Bebington Station providing regular services into both Birkenhead and Liverpool.

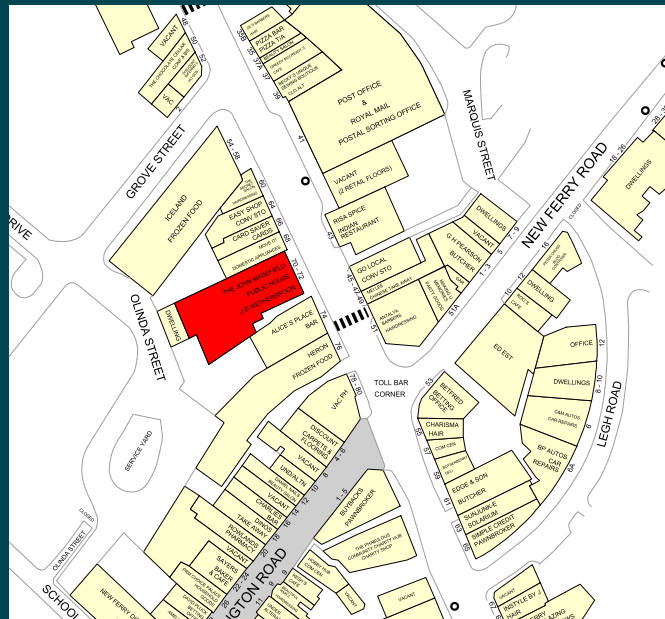
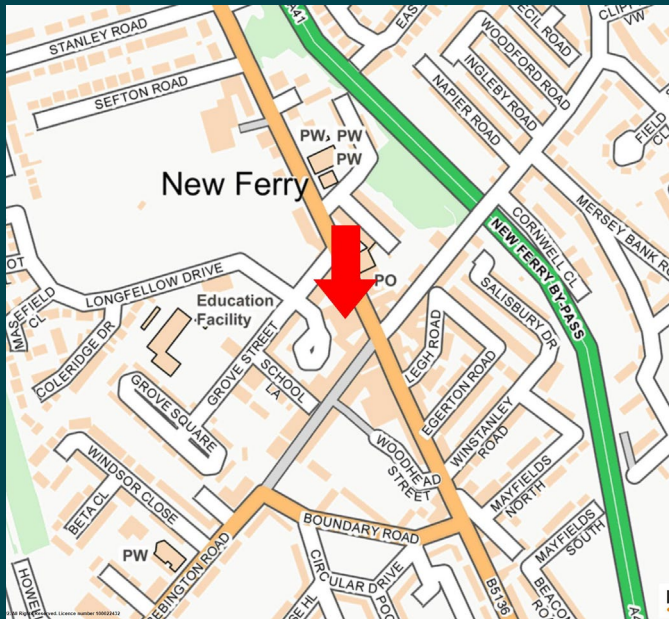
The John Masefield occupies a prominent high street position fronting New Chester Road with Bebington station being located 0.4 miles to the south west. The surrounding area is predominantly commercial with nearby occupiers including Iceland, Heron Foods and a range of local independent shops.

## DESCRIPTION & ACCOMMODATION

The John Masefield comprises a two storey end of terrace building under a pitched roof. To the rear is an external beer garden laid out to provide seating for approximately 35 customers.

Ground Floor: Extensive trading accommodation with bar servery to the side with a range of fixed booth seating and loose tables and chairs. To the rear are trade kitchens and a disabled WC.

First Floor: The first floor provides customer WC's, staff room, offices and storage.



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## APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	410.1	4,414
First	Ancillary	401.3	4,319
<b>Total</b>		<b>811.4</b>	<b>8,733</b>

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

## TENURE

Freehold.

## RATEABLE VALUE & EPC

2017 Rateable Value - £92,000  
D-88.

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:00 Sunday to Thursday and 01:00 Friday and Saturday.

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

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## GUIDE PRICE

Offers in the region of £400,000, plus VAT, if applicable, are invited for the benefit of our client's freehold interest.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

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