

Commercial Investments

The Goldmine Bar & Grill, 419 Hale Road, Widnes, Cheshire WA8 8UU

***GUIDE PRICE:**

£230,000 (plus fees)

Tenanted Public House with Eight Bedroom Living Accommodation, Let & Producing £30,000pa

Prominently situated two storey corner building of traditional construction providing ground floor public house/bar and grill with managers accommodation above. Externally there is a large beer garden and customer car parking to the rear. We are informed that the property is currently tenanted by way of a five year lease to a private individual from April 2016 at a rental of £30,000 pa. The vendor informs us that the tenant is in arrears – further details including a copy of the lease will be obtained within the legal pack. Not been inspected but from information provided we understand that the property briefly comprises; Ground Floor Public House: 133.87 sq m (1,441 sq ft) Ancillary Accommodation: 16.26 sq m (175 sq ft) First and Second Floor: 8 bed managers/letting accommodation plus kitchen and two bathrooms Basement: cellar/storage 100.15 sq m (1,078 sq ft) The property is situated fronting Hale Road (A562) at the junction of Foundry Lane in a predominantly residential area with an industrial estate to the rear. Widnes town centre being approximately 1 mile to the east of the property.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: See Legal Pack

Local Authority: Halton Borough Council

Energy Performance Certificate (EPC): Current Rating D