



Duke of Bridgewater

Freehold

Offers in the Region of **£250,000** Excluding VAT (if applicable)

Duke of Bridgewater, 2 Wistaston Road, Crewe, Cheshire, CW2 7RA

AT A GLANCE

- Prominent, Busy Location
- Three Storey Detached Property
- Rear Beer Garden
- 2,029 sq ft Ground Floor Footprint
- Close to Crewe Town Centre
- Open Plan Trading Area
- Accommodation over 1st and 2nd Floors
- 0.199 Acre Plot

Viewing And Further Information

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PROPERTY

The Duke of Bridgewater is a three storey detached property of brick elevations beneath pitched tiled and flat roofs. The accommodation briefly comprises an entrance hall leading to an open plan trading area with timber bar servery, part wooden flooring, perimeter seating, feature fireplace pool area and darts throw. A disabled W.C. is situated off the pool area and steps lead to the Ladies & Gents W.C.s. The pub also benefits from a commercial kitchen space and a spacious basement area incorporating beer cellar, bottle store and further store rooms.

The accommodation above the pub is located over the upper floors and briefly comprises over the 1st Floor : domestic kitchen, office, bedroom, shower room and separate W.C. and one room that has been partially subdivided into two separate rooms. A set of stairs lead to the 2nd Floor, with two large double bedrooms. A further set of stairs provide access to two attic bedrooms.

To the exterior the pub has a rear garden with lawned area and covered paved seating area.

PLANNING

The local authority is Cheshire East. We are advised that the property is neither Listed nor situated in a conservation area. Prospective purchasers are advised to make their own enquiries.

UTILITIES

We understand all mains services are connected.

MEASUREMENTS

The ground floor footprint of the property is 2,029 sq ft and the overall site measures c. 0.199 acres, (Measurements are taken from digital mapping and are approximate).

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



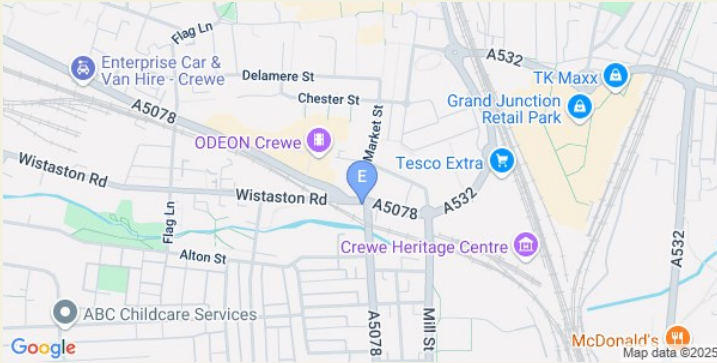
THE BUSINESS

The pub is not currently trading. No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

Current rateable value (from 1 April 2023) of the Duke of Bridgewater has been assessed at £11,750.





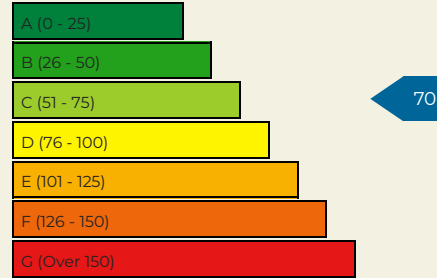
LOCATION

The Duke of Bridgewater is prominently located at the junction of Wistaston Road (A532), Edlestone Road and Oak Street (A5078), in the Cheshire town of Crewe. The pub is situated a short walk from Crewe town centre. Crewe is a railway town and civil parish in the unitary authority of Cheshire East. The civil parish of Crewe had a population of 55,318 in the 2021 census. The larger Crewe built-up area, which also covers parts of the adjacent civil parishes of Willaston, Shavington cum Gresty and Wistaston, had a total population of 76,437 in 2021.

Crewe is perhaps best known as a large railway junction and home to Crewe Works; for many years, it was a major railway engineering facility for manufacturing and overhauling locomotives, but now much reduced in size. From 1946 until 2002, it was also the home of Rolls Royce motor car production. The Pym's Lane factory on the west of the town now exclusively produces Bentley motor cars. Crewe is 158 miles (254 km) northwest of London, 28 miles (45 km) south of Manchester, and 31 miles (50 km) southeast of Liverpool city centre.



EPC



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