



John Gilbert

Worsley Brow, Worsley, Greater Manchester, M28 2YA

Tenure

Freehold

Price

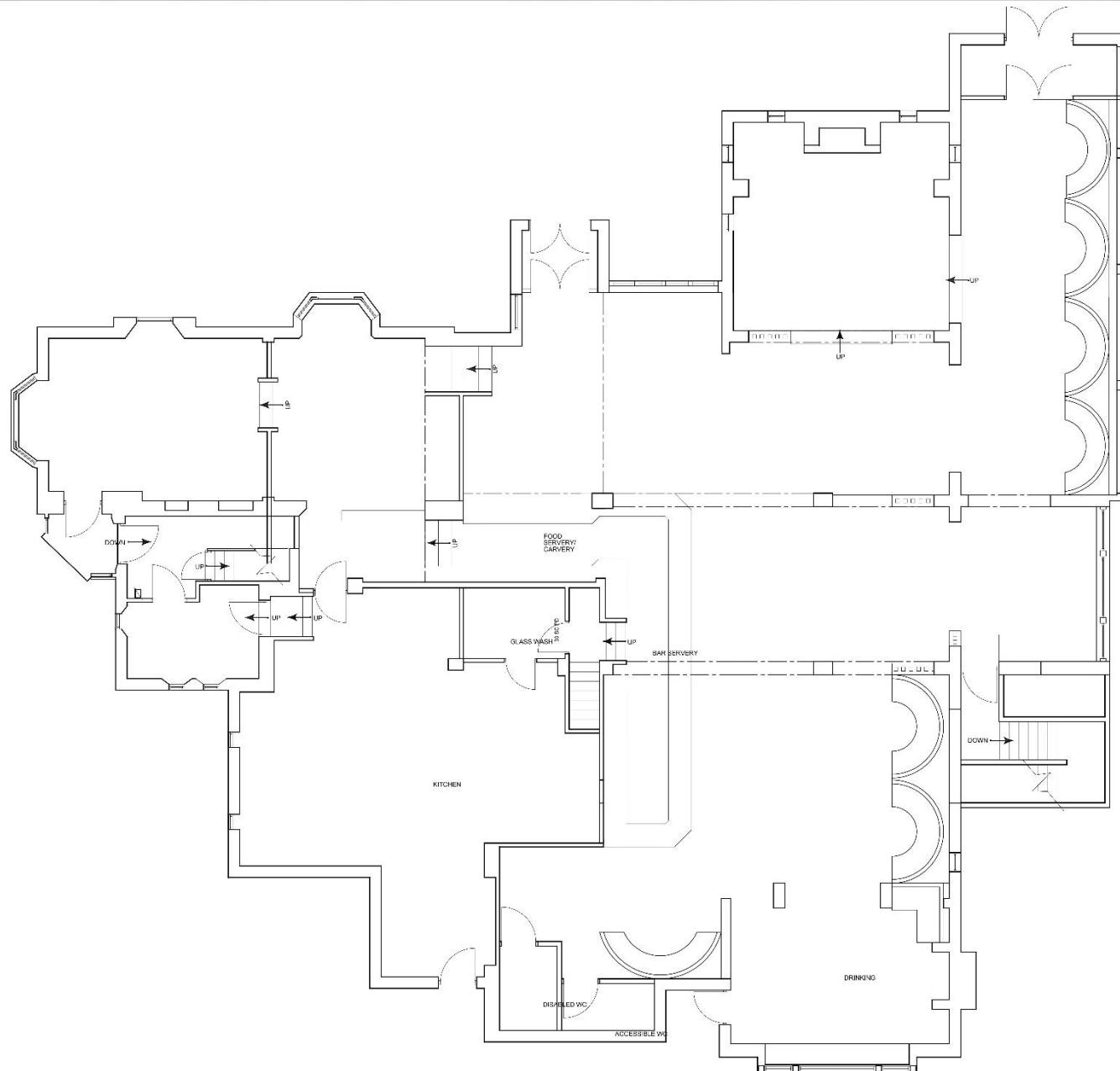
£950,000 +VAT

Best & Final Offers Deadline

12 noon, Friday, 17th July

- Attractive period property
- Good sized trading areas
- Large car park and easy motorway access
- Fully equipped catering kitchen
- 3 bedroom domestic accommodation

Fleurets 
Leisure Property Specialists



JOB REFERENCE
15002

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REV / NOTES DATE BY

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CLIENT

GREENE KING

PROJECT

JOHN GILBERT
WORSELY M28 2YA

DRAWING TITLE

Existing Ground Floor

SCALE 1:50

SHEET A1

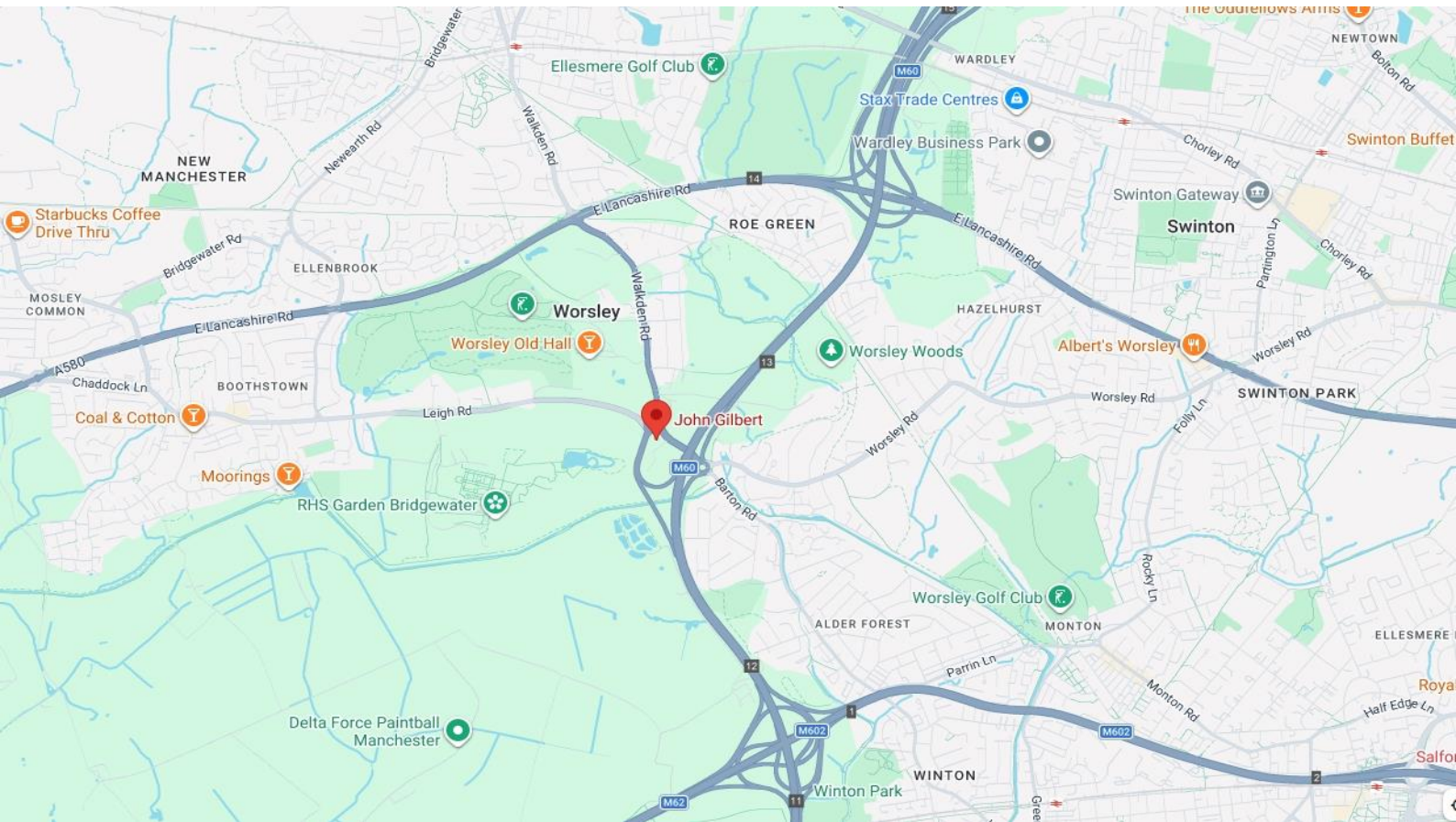
DATE JAN 15

DRAWN

THIS A SET OF FOUR SHEETS

DRAWING NUMBER

01



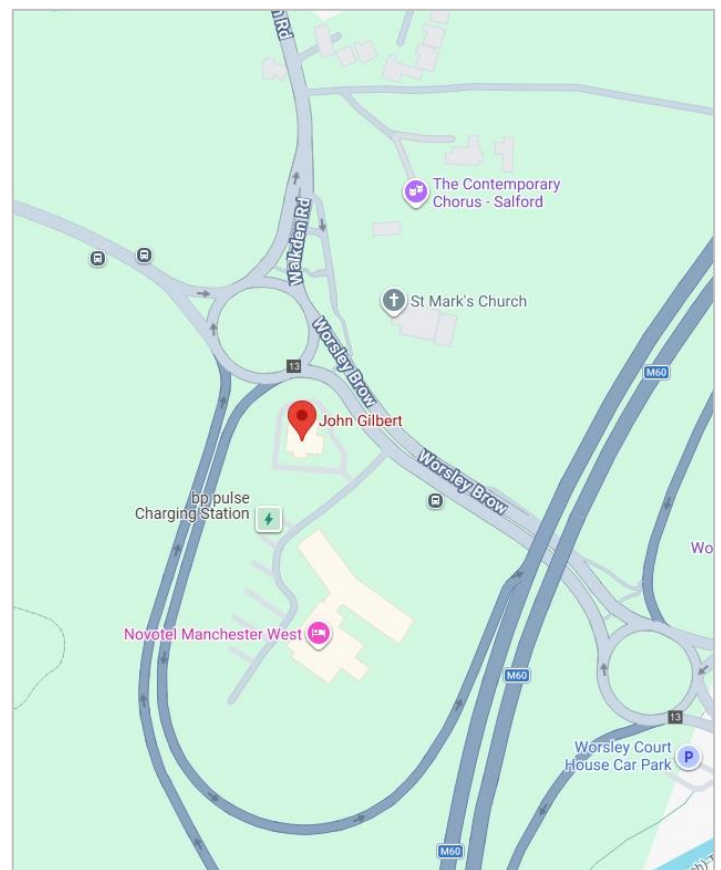
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Location

Situated on Worsley Brow (A572) within Worsley Conservation Area approximately $\frac{1}{2}$ a mile from the village centre and adjacent to junction 13 of the M60. Shares access with the Worsley Novotel which is located to the rear of the property.

Description

Detached two storey former Victorian residence which has been tastefully extended and refurbished, with stone elevations under multi-pitched and gabled slate roof. Outside trading areas and car parking.



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Trade

The John Gilbert operates as a destination food house benefitting from good road connections. The property enjoys both local and drive-to trade. There is a good mix of wet and dry sales. Food is offered throughout the day.

Financial information is available upon request.

Accommodation

Ground Floor

Canopied entrance leading to large open plan lounge area which has been tastefully created out of the former residential property. Open beamed ceiling. The trading area has been opened up into a series of rooms with an open plan lounge separated by low-level partitions. These areas include bar and dining/drinking areas.

The property has been decorated in a contemporary lounge style. A variety of floor coverings, bare timber floors, stone flags and carpets. The walls are a mixture of painted plaster and timber panelling.

The furniture is a mixture of material covered chairs, timber tables and fixed perimeter banquette seating. Feature fireplace. Private Dining room. Large Bar servery. Accessible WC.

Trade kitchen: Catering kitchen - Altro flooring, fully equipped. Freezer store. Office.

First Floor

Private domestic accommodation comprising 1 double bedroom, 2 single bedrooms, kitchen, bathroom and lounge.



Basement

Gent's and Ladies WC's. Staffroom - with toilets. Chilled beer cellar. Dry store. Bottle store.

Floor & Site Areas

Ground floor approximately 520 sq m GIA (5,595 sq ft).

Site area approximately 3,082 sq m (0.762 acres).

The floor and site areas have been taken from Edozo online mapping, as such are only to be used as indicative guides.

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Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

Planning

The property is not listed but lies within Worsley Village Conservation Area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Sun - Thurs	8am to 12 midnight
Fri - Sat	8am to 1am

Performance of dance and live music and playing of recorded music.

Sun - Thurs	10am to 12 midnight
Fri - Sat	10am to 1am

Business Rates & Council Tax

The property is in an area administered by Salford City Council.

Rateable Value £83,000 (2026).

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band A for council tax purposes.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.



Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

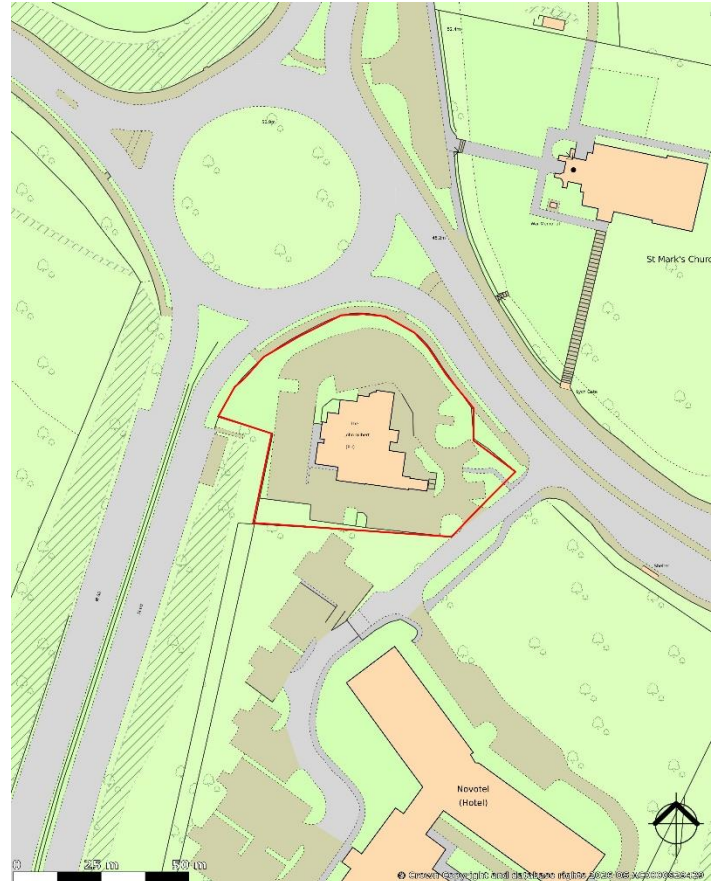
The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

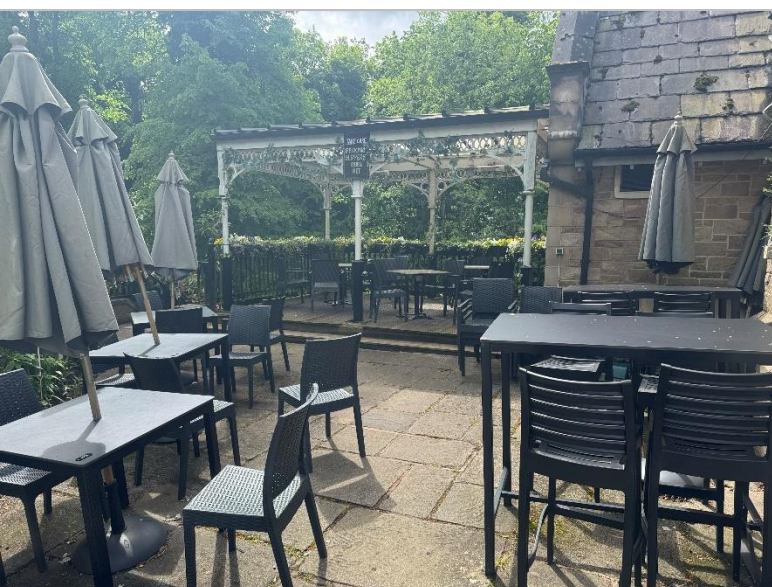
Viewing

Strictly by appointment only through Fleurets Northwest office on 0161 683 5445.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





For further information please log onto **fleurets.com** or contact David or Tim below:

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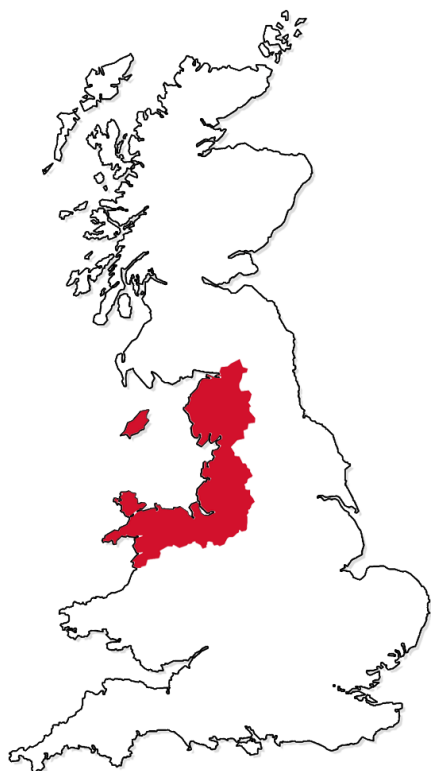
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