



RED LION

1-3 SALFORD ROAD, OVER HULTON, BOLTON BL5 1BJ

VACANT FOOD LED DESTINATION AMENITY PUB/RESTAURANT UPON THE A6

savills



HIGHLIGHTS INCLUDE:

- Large Detached Amenity Pub/Restaurant
- Ground Floor Trading Accommodation
- Variety of First Floor Living Accommodation
- Play Barn and Commercial Kitchen
- Beer Garden and Car Parking
- Fronting the A6 in Greater Manchester
- The Site Extends to 0.82 Acres
- Offer in the region of £750,000 plus VAT for the Freehold Interest

LOCATION

Over Hulton is a suburb of Westhoughton within the Metropolitan Borough of Bolton, Greater Manchester. The locality is 4 miles south west of Bolton and eleven miles west of Manchester.

The Red Lion is situated fronting the A6, at its crossroads with the A579, 2 miles east of Westhoughton. The locality is generally residential in nature, surrounded by agricultural land, close to Logistics North and Cutacre Country Park. The M61 motorway lies to the rear of the Property, with access from both junction 4 and 5.

DESCRIPTION

The Property comprises a detached two storey building, which was rebuilt in 1905 (datestone). The elevations are of stone and brick construction, beneath a series of pitched slate covered roofs. To the rear there are single storey flat roof extensions and to the side is a brick and block children's playbarn.

Externally there is car parking for approximately 50 vehicles, a trade garden and enclosed stores.

Overall the site extends to approximately 0.82 acres.



ACCOMMODATION

- Ground Floor** The ground floor provides a bar with raised games area to a central bar servery. To the side there is former dining accommodation, to various sectioned off areas. The trading areas are presently unfurnished and are over split levels. Ancillary accommodation includes an unequipped catering kitchen, with stores and prep areas, beer cellar and customer WC's.
- Basement** The basement provides a former beer cellar, stores and plant room.
- Play Barn** The playbarn provides an open plan play area with various party rooms.
- External** The first floor provides a 4 bed managers flat with bathroom, lounge, kitchen and store. There are two further 2 bed staff flats.

TENURE

The Property is held freehold on three separate titles (GM85762, GM866656 and MAN232422).

PREMISES LICENCE

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

PLANNING

The Property is not Listed nor situated within a Conservation Area.



EPC

In the Course of Preparation.

RATEABLE VALUE

£70,000

SERVICES

We are verbally advised that all mains services are connected to the Property.

TERMS

Offers are invited in the region of £750,000 plus VAT, for the benefit of our clients freehold interest.

VAT

VAT will be applicable at the prevailing rate.

FIXTURES & FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.





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MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills and under no circumstances should any direct approach be made to any of the staff.

CONTACT

Jeff Wraith

07825 626 666

jeff.wraith@savills.com

James Faulkner

07974 034 352

james.faulkner@savills.com

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