

## FOR SALE PROMINENT PUBLIC HOUSE

Hare & Hounds, Wood Lane, Timperley  
Altrincham WA15 7LY



### Contact

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## Location

The property is prominently located on the corner of Wood Lane and the main A560 Shaftesbury Avenue. The surrounding area is predominantly residential in character with the village centre, circa half a mile to the north of the property.

Directly adjacent is Timperley Sports club which provides leisure activities such as cricket, hockey, lacrosse and football along with Altrincham Golf Course situated 0.3 miles west.

The location is popular with commuters due to its proximity to the A560 which links Altrincham to the wider motorway network to include the M56 and M60 with additional links to the Metrolink tram stop, providing regular services into Manchester.

## Description

The subject property comprises a 2-storey brick built public house dating back to the 1800's with a conservatory and single storey extension to the rear. There is a large beer garden/bowling green to the rear and ample on site parking for circa 70 vehicles.

Internally, at ground floor level is a large bar/restaurant area with capacity for approximately 120 covers and carvery counter. Additionally, ancillary areas include customer WC's, kitchen with associated storage areas and an office.

The first floor comprises a residential 3 bedroom flat with kitchen, bathroom and lounge area in need of refurbishment.

## Tenure

The property is available by way of Freehold only, offers are invited.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Rateable Value

We are advised that the Rateable Value for the property is £43,500 and the UBR for 2023/24 is 49.9p in the £. Interested parties are advised to make their own enquiries to Trafford Borough Council.

## Energy Performance

A copy of the Energy Performance Certificate is available within the data room.

## Identity Checks/AML

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

## Viewing

Viewing is strictly by appointment via the sole agent.

**Prominent public house for sale**

**Located in the affluent area of Timperley**

**Freehold sale**

**Unconditional offers only**

**A Data Room providing additional information is available on request.**



## Planning

The property benefits from planning consent under Class Sui Generis of the Town and Country Planning (Use Classes) Order 1987. A planning application has previously been refused for Retirement home use, details of such can be found within the data room. Interested parties should make their own enquiries of Trafford Borough Council.

## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Ground floor</b>		
Bar area	471.76	5,078
Ancillary	177.65	1,912
WC	70.77	762
<b>Ground Floor Total</b>	<b>720.18</b>	<b>7,752</b>
First Floor flat	104.35	1,123
<b>Total Site</b>	<b>824.53</b>	<b>8,875</b>

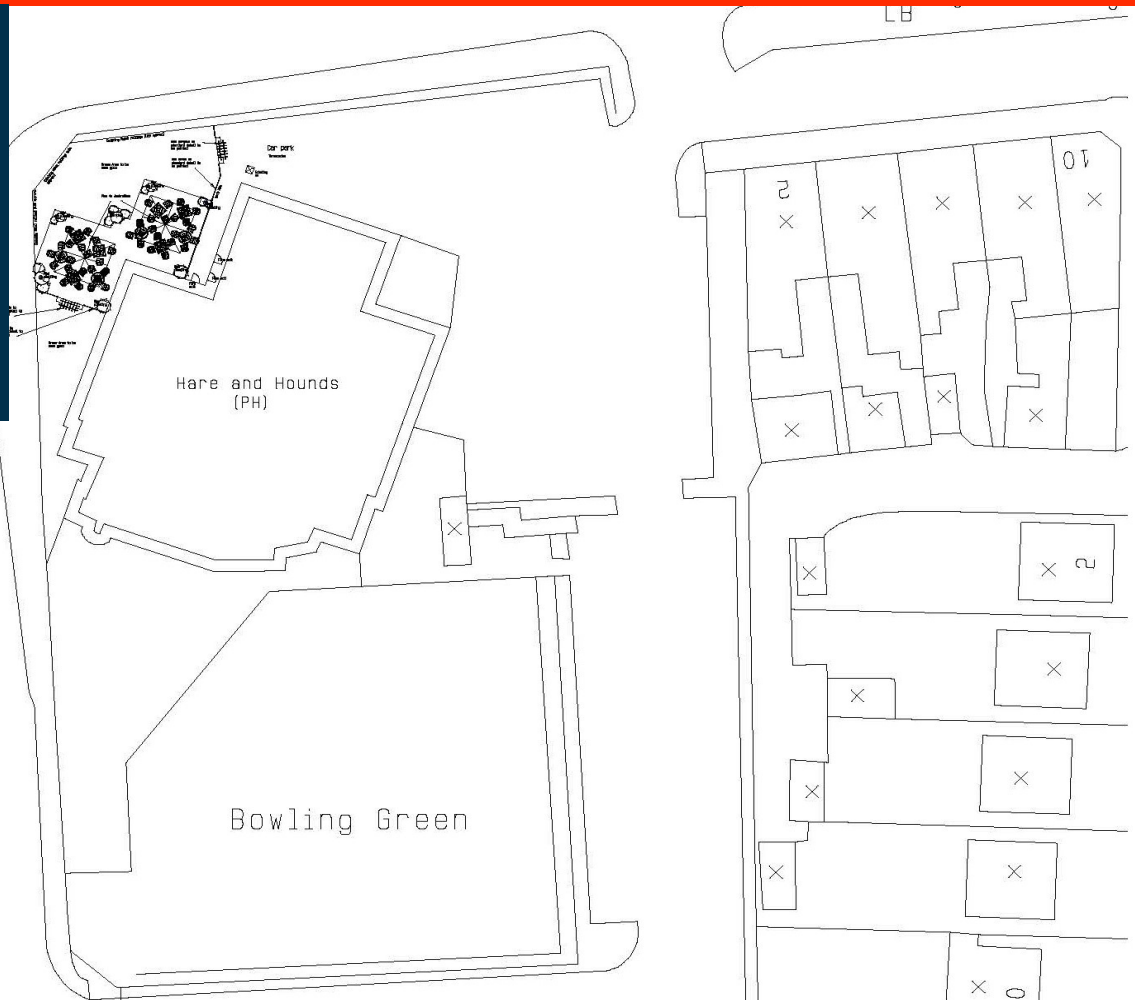
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

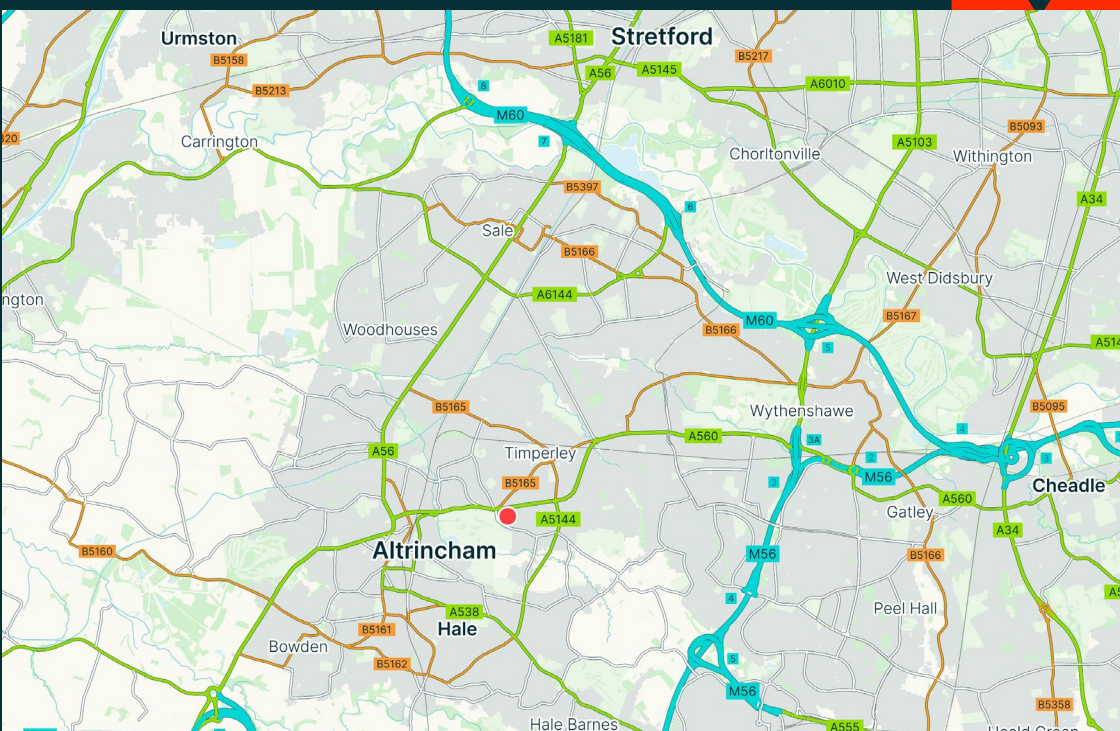


Total Site Area

0.50 hectares

**1.24** acres





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