

## FOR SALE

Prominent Public House  
Hare & Hounds, Wood Lane,  
Timperley, Altrincham  
WA15 7LY

### Key information

- Prominent public house for sale
- Located in the affluent area of Timperley
- Freehold sale
- Unconditional offers only
- Data room providing additional information is available



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## Location

The property is prominently located on the corner of Wood Lane and Shaftbury Avenue (A560). The surrounding area is predominantly residential in nature with the village centre being approximately 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 freehold only.

## Terms

Unconditional offers only 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 the Rateable Value is £50,000 and the UBR for 2026/27 is 38.2p.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).



## 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        |
| W.C                       | 70.77         | 762          |
| <b>Ground floor total</b> | <b>720.8</b>  | <b>7,752</b> |
| First Floor flat          | 104.35        | 1,123        |
| <b>Total</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.



## 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.

## Energy Performance Rating

Energy performance rating – B (47)

## VAT

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



## 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.

## Further Information

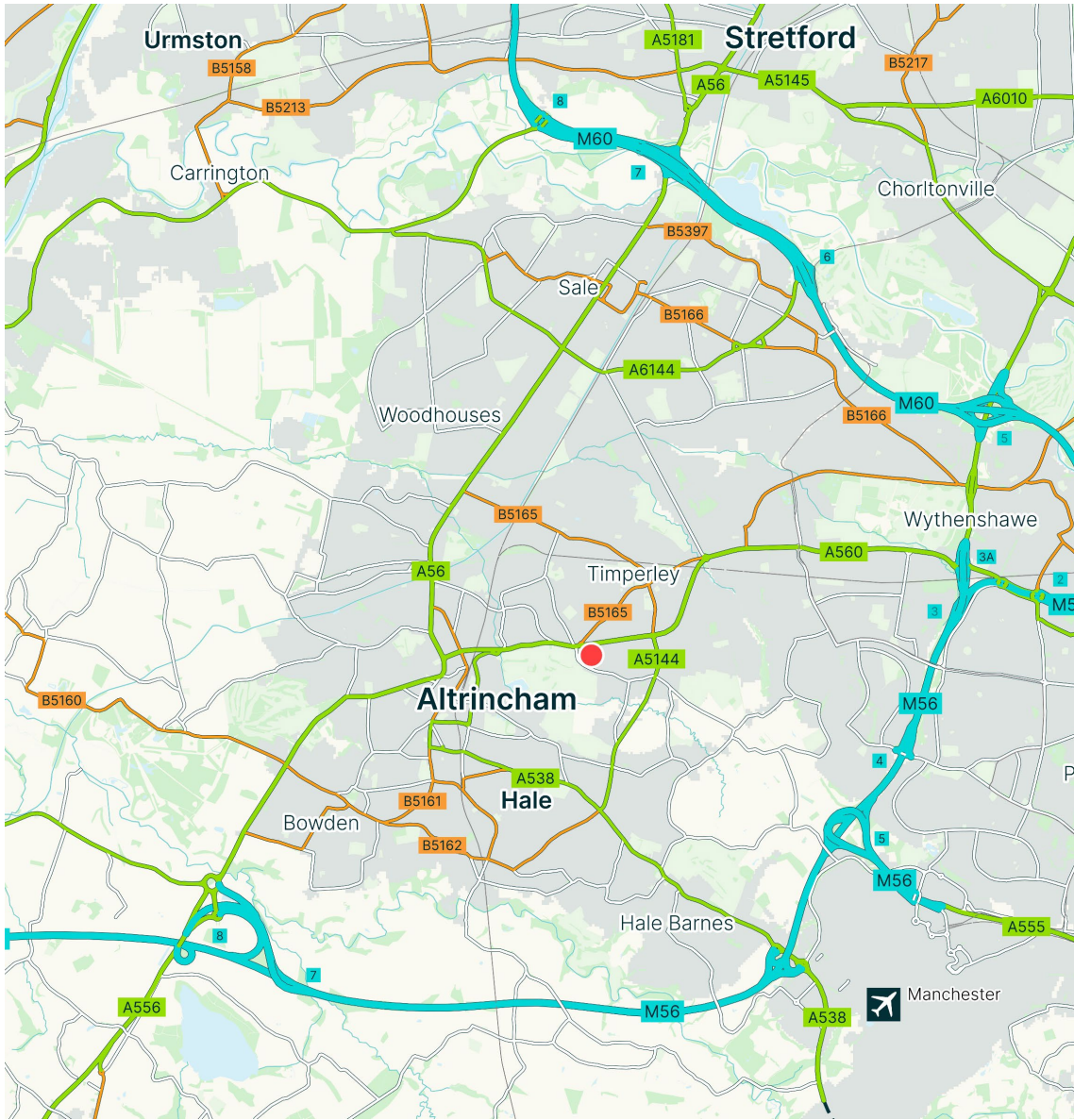
Additional information is available in the data room –

## Data room

## Viewing

A viewing day will be scheduled.

Please contact Thomas Fagan or Joshua Klepper for further information.



### For further details contact:

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