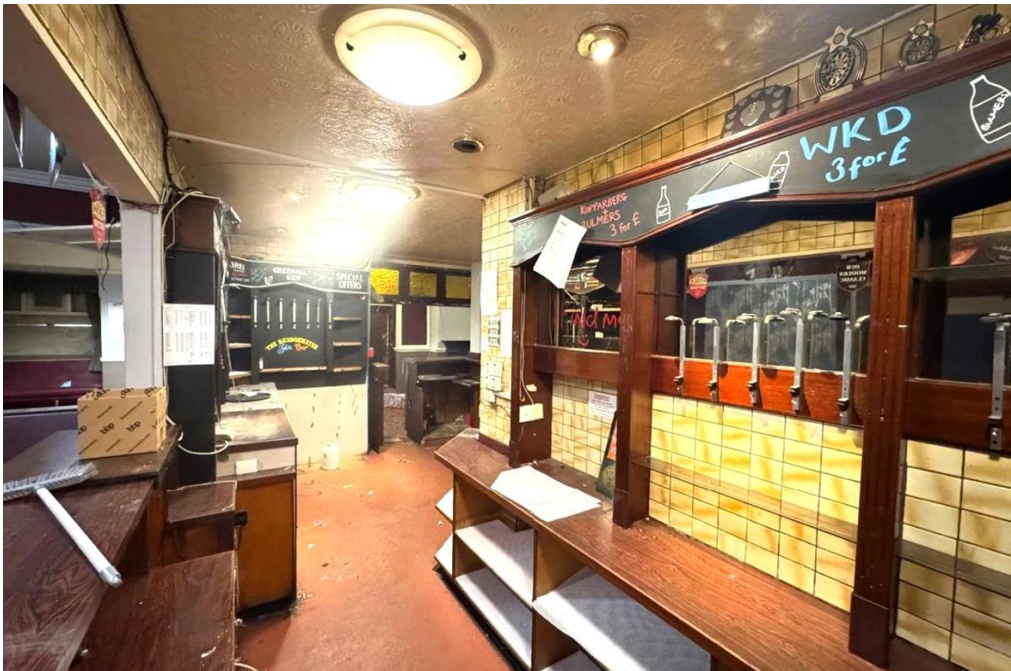




Lancashire Properties are delighted to present this prominent corner property on A57 close to Eccles town centre & M60 J11. Includes two bars, beer patios, 3-bed living accommodation & basement cellar. Self-contained unit to rear with 2 bed flat.

£450,000 Leasehold | Pub for sale





Lancashire Properties are delighted to present this prominent corner property on A57 close to Eccles town centre & M60 J11. Includes two bars, beer patios, 3-bed living accommodation & basement cellar. Self-contained unit to rear with 2 bed flat. Approx. 0.16-acre site with redevelopment potential (STP).

Location

The Bridgewater Hotel occupies a prominent position on the A57 in a predominantly residential setting. It lies less than half a mile from Eccles town centre to the east and within easy reach of Junction 11 of the M60, located just under half a mile to the west.

Description

This is a two-storey corner premises built of brick under a pitched slate roof, with single and two-storey extensions to the rear incorporating a mix of lean-to and flat roofs. The property benefits from outdoor customer areas, including a rear beer patio with timber seating and a designated smoking area, as well as a further patio to the front with picnic-style tables.

At the rear, a self-contained retail unit with frontage to Green Lane forms part of the property, along with a two-bedroom flat on the first floor above.

Accommodation

Ground Floor:

Public bar (left-hand side) with timber flooring, fixed seating, loose tables and chairs, plus pool and darts areas.

Central bar servery with timber frontage and counter.

Lounge bar (right-hand side) with carpeted flooring, perimeter fixed seating, timber tables, upholstered stools, feature fireplace, darts area, and small stage to the rear corner.

Ancillary space includes former kitchen (currently storage) and separate male and female toilets.

First Floor:

Private living quarters comprising three double bedrooms (including one particularly large room), lounge, fitted kitchen, office, and bathroom.

Basement:

Beer cellar with chiller system and three additional storerooms.

Retail Unit:

To the rear is a separate retail unit to the ground floor with further 2 bed accommodation to the first floor.

Development Potential

The property may lend itself to alternative use, such as residential conversion or retail



development, subject to securing the appropriate planning consents.

Planning

The Bridgewater Hotel is listed under Salford Council's locally listed heritage sites.

Site Area

Approx. 0.16 acres (sourced from Edozo Maps, provided for guidance purposes only).

Services

The property is understood to be connected to all main services.

Tenure

TBC

Business Rates & Council Tax

Rateable Value (2023): £8,000. The property may qualify for full small business rates relief.

The residential accommodation is listed within Council Tax Band A under Salford City Council.

Notice:

The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property.

We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.

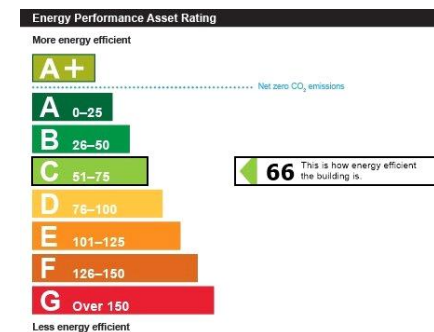
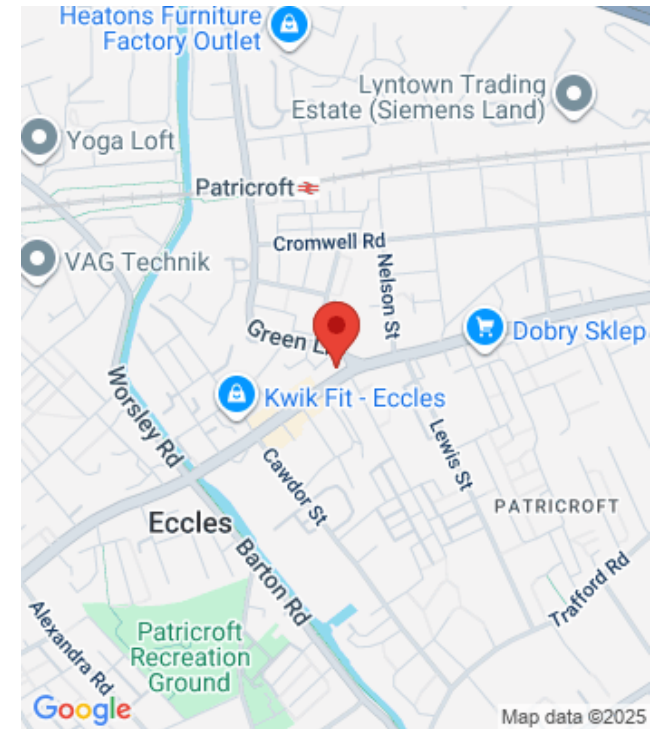
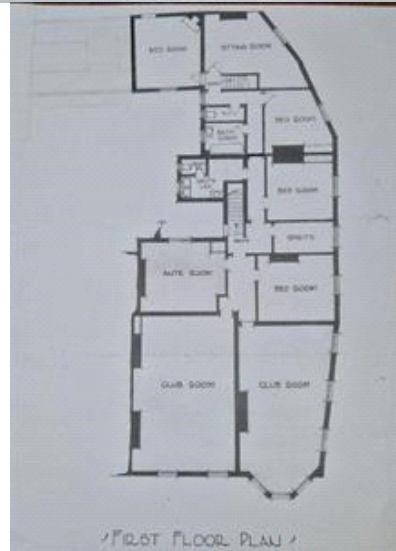
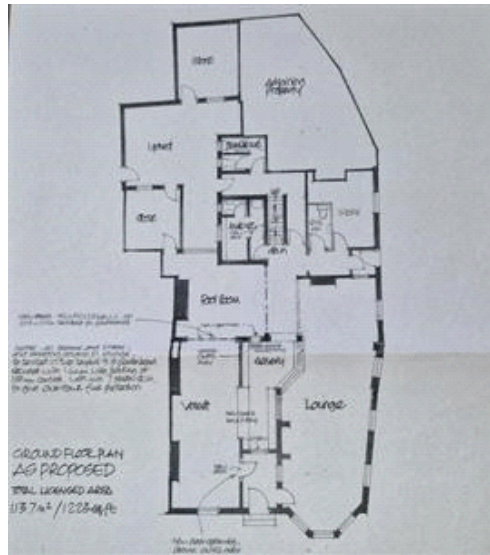
If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.

We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

Tenure: Leasehold



Viewing by appointment only
Lancashire Properties

967 Stockport Road, Levenshulme, Manchester M19 3NP

Tel: 0161 425 0207 Email: info@lancashire-properties.co.uk Website: www.lancashire-properties.co.uk

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent