



Ex Pecks Restaurant Building

Newcastle Road, Moreton, Congleton, Cheshire CW12 4SB

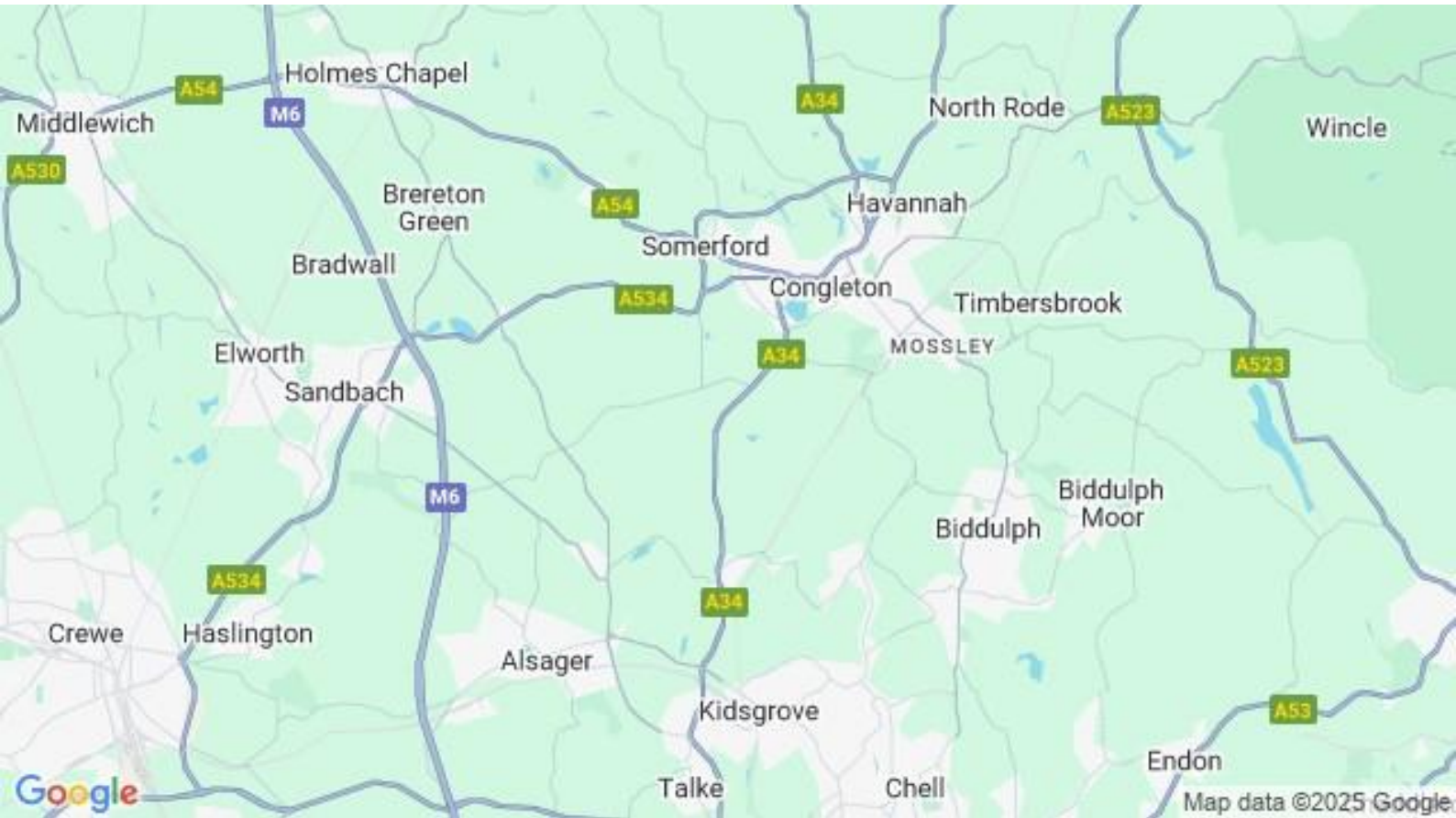
Tenure

Freehold

Price

£700,000

- Main "A" road restaurant premises
- Space for c.90-100 dining covers to the ground floor
- Further opportunity for c.25-30 dining covers on 1st floor
- Customer terrace and 28 space car park
- May suit alternative uses, subject to planning



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Location

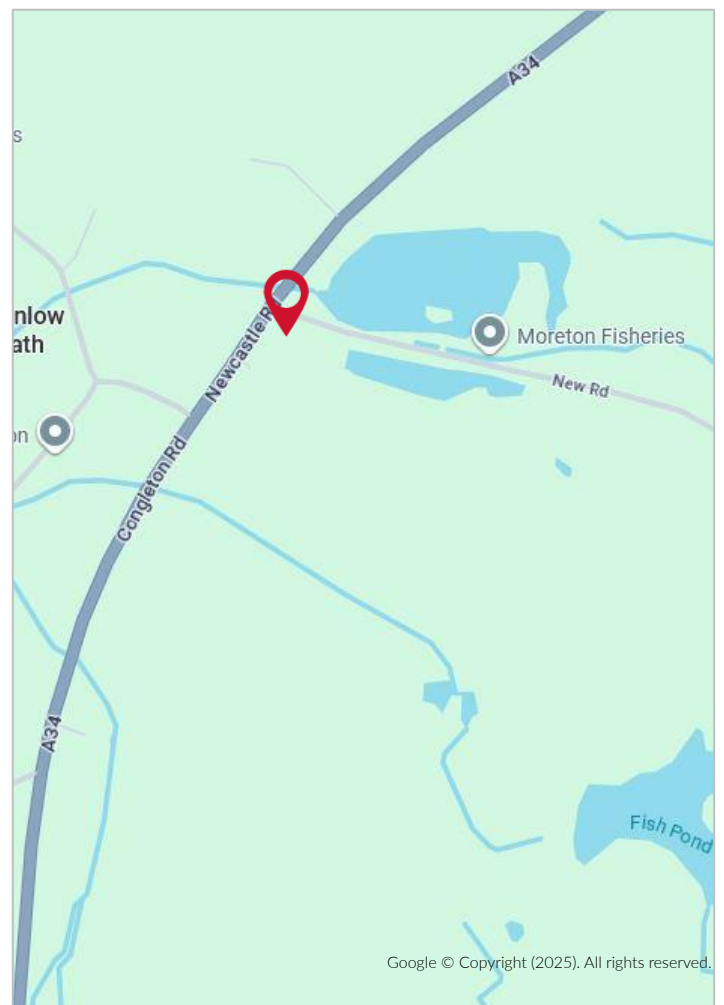
The property is located just over 2 miles to the south west of Congleton town centre, on the western side of the A34, just at the junction with New Road. It is located in a semi rural location, next door to Lawson Motor Company Jubilee Garage.

The population within a 5 mile radius is projected to be 122,069 in 2027.

Description

A two storey detached property with rendered & painted elevations beneath a multipitch tiled roof. There are single storey additions to three sides.

To the front, there is a paved customer terrace area whilst to the rear is a surfaced and lined car park with space for c.28 cars.



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Trade

Our client previously traded the property as Pecks Restaurant, before they relocated the business to Congleton town centre. An experienced operator may feel that there is an opportunity to re-open and trade again as a roadside or destination restaurant.

Other potential purchasers may feel that the property is now better suited to an alternative use.

Accommodation

The previous business benefitted from a series of interconnected rooms to the ground floor which provided an effectively open plan trading area, all accessed from a bar and reception area to the front. Also to the ground floor is a kitchen area and customer toilets.

To the first floor is an overspill trading area, together with what previously would have been a private flat and which appears to have been used most recently as storage rooms.

Tenure

The property is available freehold with vacant possession.

Alternatively, the property is also available to lease with flexible, free of tie terms off a Guide Rent of £55,000 per annum. Please contact Fleurets Manchester office for further details, quoting reference NW-525018.

Floor Areas / Site Areas

Total Floor approx. 392 sq m GIA (4,219 sq ft)
Site Area approx. 0.28 acres

The Floor Area is taken from the EPC and the Site Area is taken from Edozo Maps. This information is ONLY to be used as an indicative guide to the size of the unit.

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 a listed building and does not lie in a Conservation area.

Licence

A premises licence prevails, for further information please contact Fleurets Northwest office.

Business Rates

The property is in an area administered by Cheshire East Council. The 2023 Rateable Value has been assessed at £20,250.



EPC

The property has an EPC rating of C

Services

We are informed that the premises benefit from all mains water, electric and drainage – there is an LPG gas tank.

Viewing

Strictly by appointment through Fleurets Northwest Office on 0161 683 5445.

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.

Finance & Insurance

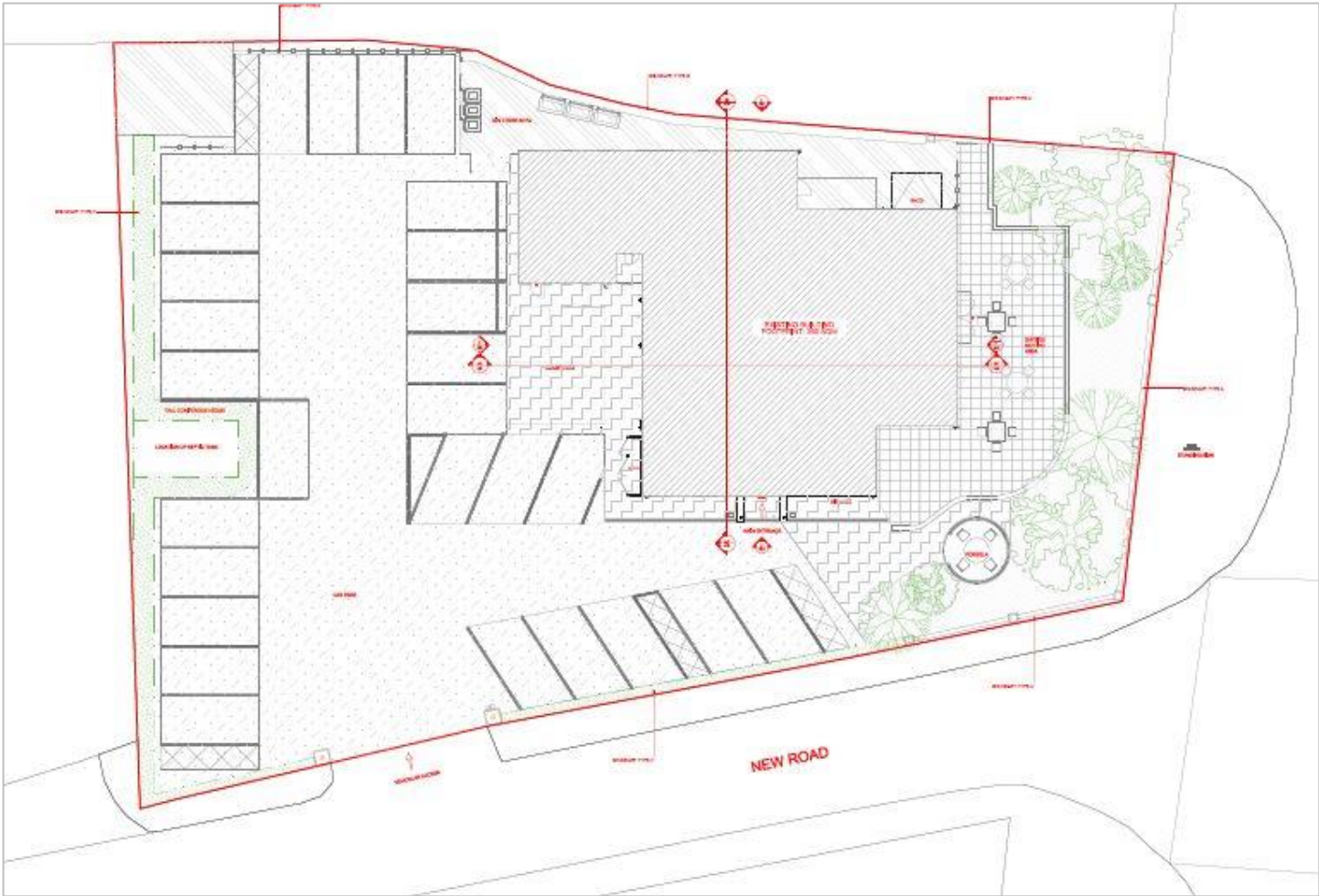
If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.







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

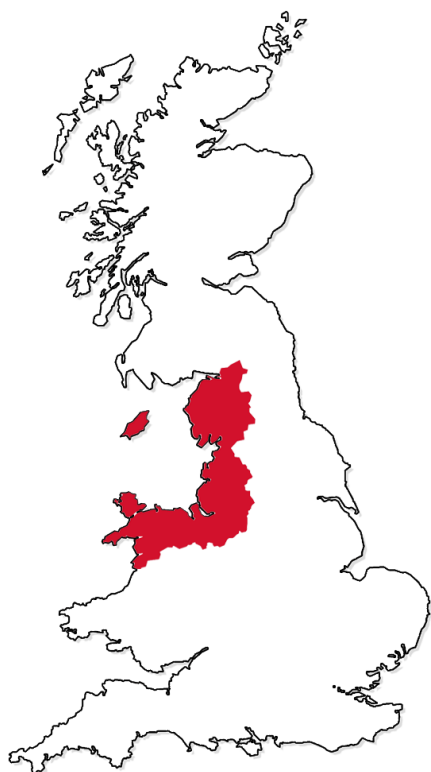
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