



# FOR SALE

## The Southern Hotel Mauldeth Road West Chorlton M21 7SP

- Substantial detached building
- May suit alternative use STPP c0.53 acres
- Extensive trade areas on ground & first floor
- Price £495,000
- Virtual Freehold

### Location

Occupying a prominent position on Mauldeth Road West, at its junction with Nell Lane. The Southern is located in a densely populated area in the sought after suburb of Chorlton. Nearby areas include West Didsbury, Withington and Fallowfield, with Manchester City Centre approximately 3 miles to the north. Mauldeth Road West is best accessed off the A5145 Barlow Moor Road, which connects this area to the A5103 Princess Road and the M60 motorway.

### Description

A substantial detached two storey property of stone construction, set beneath a pitched slate roof. Externally there is a beer patio with covered smoking area. Car parking both to the front and rear of the property.

### Accommodation

Internally there are two extensive trade areas, both with their own entrances and timber bar servery.



Ladies and gents WC's, disabled facilities, catering kitchen area, with staff toilet and stores.

### First Floor

Having separate access from the ground floor, an internal staircase leads to three function room areas, which are served by two timber bars, ladies and gents WC's and kitchen area.

5 room private accommodation with its own entrance.

### Basement

Substantial cellar areas with stores.

### Planning

All further enquiries regarding planning matters should be directed to Trafford BC Planning Department.

### Rateable Value

The rateable value of the property in the 2010 list is £40,250.

## Licences

We understand that the property benefits from a Premises Licence.

## Tenure

Held on a 999 year term from 02.02.1931

## Terms

£495,000 + VAT if applicable.

## Fixtures & Fittings

No F&F will be included in the sale. Any third party items such as gaming machines, dispense equipment, sound systems etc will also be excluded.

## Legal Costs

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



## VAT

Prices, outgoings and rentals are exclusive of but may be liable to VAT.

## Energy Performance Certificate

An EPC will be provided upon completion of the units.

## Viewing

Strictly by appointment through the agents:

**Sean Hartley - Jenics**

**0161 832 2201**

**sh@jenics.com**



Subject to Contract

August 2011

jenics



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