

# INVESTMENT FOR SALE

PUB / RESTAURANT  
LET TO WELL  
ESTABLISHED OPERATOR

- Significant site of 2.81 acres
- Highly prominent location

Egerton Arms

Broxton, Chester CH3 9JW

Offers in Excess of £1,000,000

 kingstreet  
commercial





## Location

Broxton is a village in the picturesque county of Cheshire, England. The village is 11 miles south of Chester, 10 miles east of Wrexham and 12 miles west of Nantwich.

## Situation

The Egerton Arms is prominently situated on the busy roundabout which is the intersection of Whitchurch Road (A41) and Broxton Road (A534). The property is accessed off the A41.

Immediately to the north of the Egerton Arms is a Petrol Filling Station, whilst to the east is a number of residential dwellings. The surrounding land use is predominantly agricultural in nature. Carden Park Country Hotel and Golf resort is situated 3 miles to the west.





## Description

The property is an extensive Tudor style dining pub with a high quality interior decoration and large outside garden. The property is summarised as follows:

- A significant site area totalling 2.81 acres
- 92 interior covers (including bar) and 24 outside tables
- Extensive car parking provision (72 spaces)
- Large garden and children's play area
- 6 double bedrooms upstairs which are not utilised for guest purposes. 2 further upstairs rooms are used by the management as offices
- An adjoining cottage to the rear of the property, with separate access is utilised by the pub manager

## Tenancy

The property is let for a term of 15 years from 22nd September 2015 to Woodward and Falconer Property Limited. The rent passing is £79,000 per annum and is revised 5 yearly, upwards only to open market rent, subject to uncapped RPI (compounded annually). There is a schedule of condition attached to the lease.

There is a surety from the owner of the business, Jeremy Woodward.

## Tenure

Freehold



## VAT

The property is elected for VAT although it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

## EPC

Available upon request.

## Anti money laundering regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

## Proposal

We are instructed to seek offers of **£1,000,000**, subject to contract and VAT reflecting a net initial yield of **7.4%**.

Subject to Contract - April 2019

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BLAZE MARKETING 0161 387 7252



## Contact

### Matthew Cox MRICS

matt@kingstreetcommercial.com  
0161 850 0498  
07788 999911

### Ted Murray MRICS

ted@kingstreetcommercial.com  
0161 850 0497  
07766 003322

### Darren Moorhouse MRICS

darren@kingstreetcommercial.com  
0161 850 1699  
07778 159922

### Beth Galvin LLB

beth@kingstreetcommercial.com  
0161 850 9771  
07775 875600