

# Lot 64

Majority Vacant (with part let to Betting Office)

## Tricorn Hotel, Stone Barn Lane, Runcorn, Cheshire WA7 2PQ

Freehold Development Opportunity (with part let to Betting Office)



### Key Details

- Large Public House and Betting Office arranged on extensive site
- Approximately 11,486 sq ft on site of 1.08 acres
- Of interest to Owner Occupiers, Developers and Investors with Change of Use and Redevelopment Potential
- Mixed Commercial and Residential Location

### On behalf of



### Location

**Miles:** 10 miles west of Warrington  
15 miles south-east of Liverpool  
28 miles north-west of Manchester

**Roads:** A56, A553, M56 (Junction 12)

**Rail:** Runcorn Railway Station

**Air:** Liverpool John Lennon Airport

### Situation

The property is located in a predominantly residential area on the southern side of Stone Barn Lane, which leads to Palace Fields Avenue, which connects to the A533. Runcorn Shopping Centre and Trident Retail Park are less than 1/2 mile away, with occupiers including Asda Superstore, Cineworld, TK Maxx, Aldi, Boots the Chemist and McDonald's. Halton General Hospital is less than 200m away.

### Description

The property comprises a large public house arranged over ground and first floors and a separate betting office arranged on the ground floor only, located in the car park. The property benefits from a large car park and a site area of 1.08 acres.

### Tenure

Freehold.

### VAT

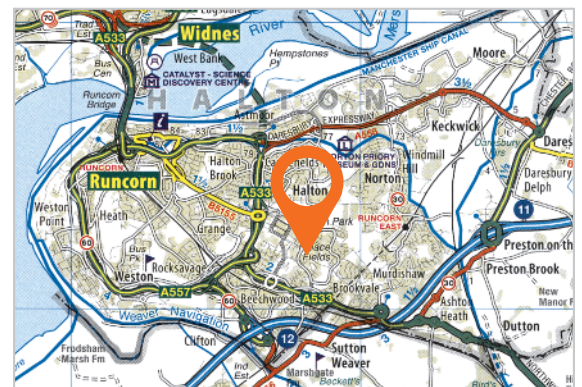
VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Public House/Bar Function Room/Ancillary	768.93 sq m (8,277 sq ft)	VACANT (1)	-	-	-
First	Ancillary/Managers Accommodation	227.04 sq m (2,444 sq ft)				
Ground	Betting Shop	71.10 sq m (765 sq ft)	E. COOK, P. COOK, 20 years from D. COOK & D. COOK t/a M Cook Bookmakers	29/09/2000 (2)	£6,000	28/09/2020
<b>Totals</b>		<b>1,067.04 sq m (11,486 sq ft)</b>				

- (1) Please note that the property is currently trading but is to be sold as a closed site with Vacant Possession on completion of the sale.
  - (2) The lease is contracted outside of the Security of Tenure Provisions of the Landlord & Tenant Act 1954.
- NB: Please note that fixtures and fittings will be removed from the property by the seller prior to completion - please see Special Conditions of Sale.



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