

FOR SALE

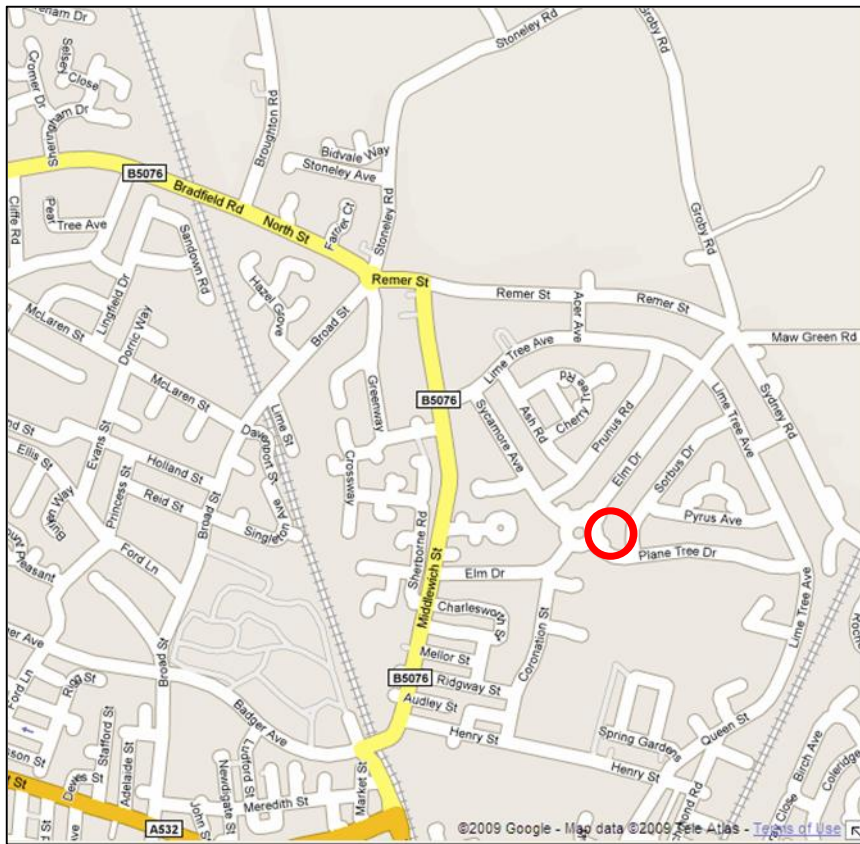
**FREEHOLD FORMER PUBLIC HOUSE
PREMISES INCLUDING FIRST FLOOR
APARTMENT**

**4,973 SQ FT ON A SITE OF APPROXIMATELY
0.72 ACRES WITH DEVELOPMENT
POTENTIAL FOR A VARIETY OF DIFFERENT
TYPES OF USES SUBJECT TO THE
NECESSARY CONSENTS.**



**THE ROYAL SCOTT
PLANE TREE DRIVE
CREWE**





Location

The subject property is located on Plane Tree Drive off Elm Drive which links with Middlewich Street approximately one mile North East of Crewe City Centre in an area put principally to residential use but adjoining a small retail parade providing a good mix of different types of shops and amenities.

Description

The property comprises a principally two storey building of rendered finish under a pitched slated roof. At ground floor level the property provides a former public house premises including lounge, public bar, male and female WC facilities and stores while at first floor level it provides living accommodation consisting of a kitchen, lounge, bathroom and three bedrooms.

Externally, the property sits on a level surfaced car park with grassed play area to the rear.

Accommodation / Areas

The Building

Ground Floor	3,686 sq ft	(342 sq m)
First Floor	1,287 sq ft	(120 sq m)
Total	4,973	(462 sq m)

The above measurements have been taken on a gross internal area basis in accordance with RICS recommended practice.

The Site

It is calculated that the site extends in total to approximately 0.72 acres.

Tenure

We are advised that the site is held freehold.

Tenancies

The area hatched red on the above plan is subject to a lease to Crewe and Nantwich Borough Council for a period of 20 years from 25th December 2000 at an annual rental of a peppercorn.

Price

We are instructed to seek offers in the region of £300,000.

VAT

All figures quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch.

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Email: jonty@boltonbirch.com

