

# Lot 6

The Church Inn, 33 Hilton Street North,  
SALFORD, Lancashire M7 2DH

**GUIDE PRICE: £295,000**



## **FREEHOLD PUBLIC HOUSE, PRODUCING £42,000 PA AND WITH DEVELOPMENT POTENTIAL**

This large community public house is currently let for a term of 20 years, from August 2007 on a full repairing and insuring lease with a passing rent of £42,000 per annum. The property is let as a freehouse with no brewery ties and we understand occupies a site previously used as a corner pub and three terraced houses. The existing dwelling provides a public house with living accommodation above. In our opinion there is strong potential for future development into residential flats, subject to obtaining any relevant planning permission required. The property is sold with the benefit of the investment income.

### **LOCATION**

Salford forms the north western part of Manchester. The M602 motorway is readily accessible and provides access to the M61, the M56 and M62, which in turn link to the wider motorway network. Manchester Airport is easily accessible, only 11 miles to the south of Manchester city centre. Rail services to London Euston are available in approximately 2 hours 38 minutes. Major facilities include the Salford Shopping City and The Designer Outlet @ The Lowry.



### **ACCOMMODATION**

Ground floor consisting of two bars with ancillary accommodation, cellar and WC's. The first floor provides four rooms, kitchen and bathroom by way of living accommodation. There is also a rear yard and garage.

### **TENURE**

Freehold.

### **LOCAL AUTHORITY & TAX RATING**

Salford City Council: 0161 794 4711

### **ADOPTED RATEABLE VALUE**

£5,000

### **POPULATION & EMPLOYMENT**

Last recorded figures show a district population of 216 103 with a 54% employment rate.

### **VENDORS SOLICITORS**

Mr T Nuttall  
Abacus Solicitors  
Reedham House  
31-33 King Street  
Manchester M3 2PN

0161 833 0044

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■