

DEE HOTEL

44 GRANGE ROAD · WEST KIRBY · CH48 4EF

FREEHOLD
PUBLIC HOUSE IN PRIME TOWN
CENTRE LOCATION



CBRE

savills

DEE HOTEL

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- **Freehold**
- **Attractive period building**
- **Well configured trading area**
- **Large external areas and conversion opportunity to upper floors**
- **Late licence**
- **Large external areas**

LOCATION

West Kirby is an affluent town located 10 miles to the east of Liverpool and 18 miles to the north of Chester.

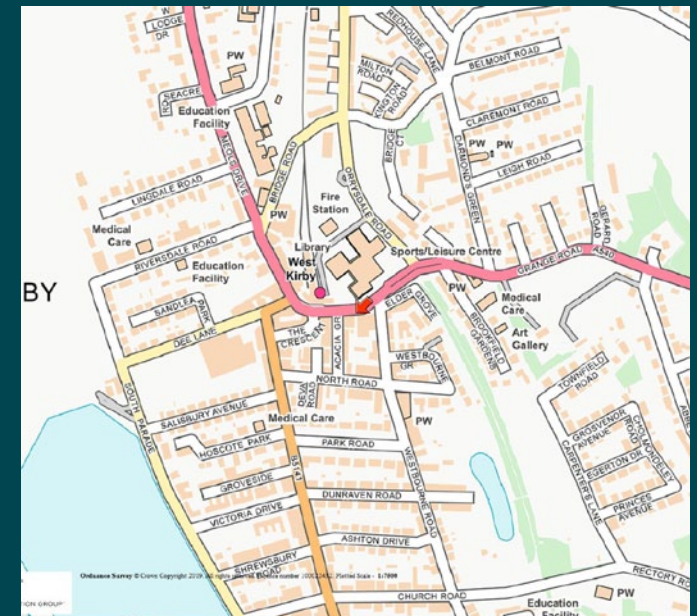
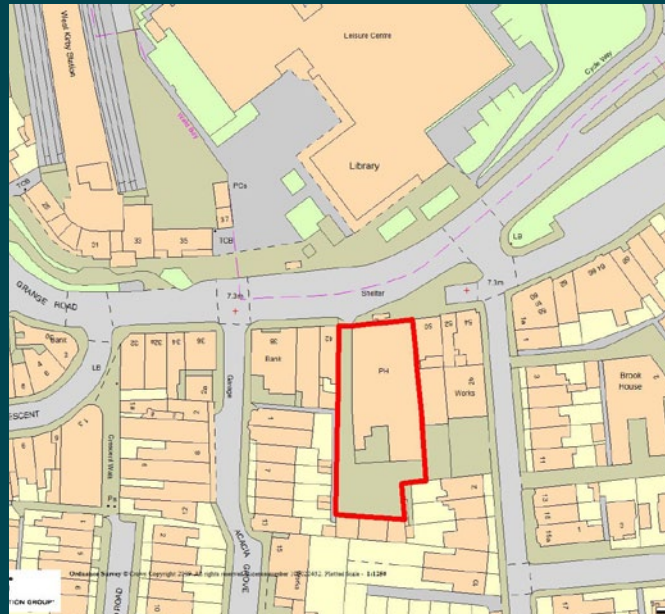
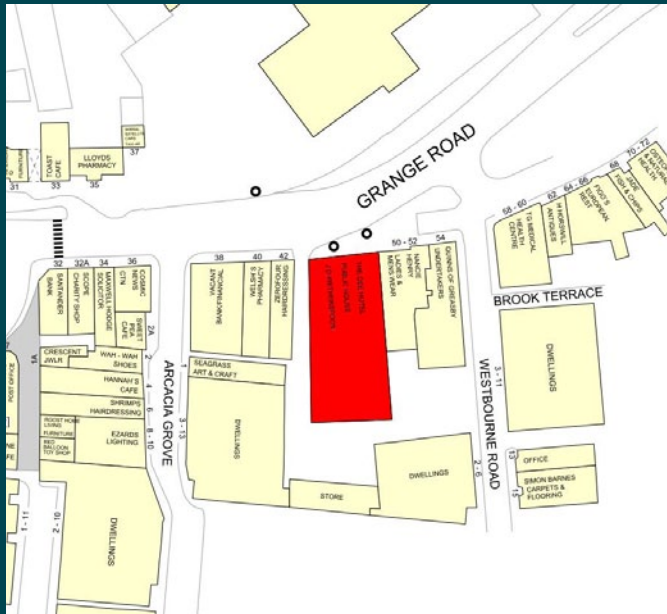
The Dee Hotel is a prominent building situated within a retail parade in the town. Opposite is West Kirby Railway Station, the leisure centre and library.

DESCRIPTION & ACCOMMODATION

A substantial end of terrace building of brick construction with striking mock Tudor façade under a series of pitched and flat roofs. To the rear is a beer terrace, private parking and outbuildings.

Ground Floor - Trading accommodation with centrally located bar servery. Fixed and loose seating with different trading areas throughout. Customer WC's are located to rear along with catering kitchen and beer stores.

Upper Floors - Staff room, managers office, stores and two redundant floors which comprise disused hotel rooms and a managers flat.



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APPROXIMATE FLOOR AREAS - GIA

Floor	Description	Sq.m	Sq.ft
Ground	Trading & Ancillary	527	5,673
First	Ancillary	251	2,702
Second	Ancillary	251	2,702
Total		1,170	12,594

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

The property is held freehold.

RATEABLE VALUE & EPC

2017 Rateable Value – £115,000

EPC - E-102.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 12.30am Sunday to Thursday and 1.00am on Friday and Saturday.

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TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents CBRE and Savills. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

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