

THE MOCK BEGGAR HALL

239-241 HOYLAKE ROAD · MORETON · CH46 0SL

FREEHOLD

LARGE PROMINENT PUBLIC
HOUSE FOR SALE ON BEHALF
OF JD WETHERSPOON



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- **Freehold**
- **Busy high street location**
- **Prominent location fronting Hoylake Road**
- **External rear beer terrace**
- **Extensive well presented trading area**
- **Short distance to Moreton Train Station**
- **High standard of fit out**
- **GIA - 469.4 Sq M (5,047 Sq Ft)**
- **[Google Street View Link](#)**

LOCATION

Moreton is a densely populated town in Wirral which is situated approximately 5 miles west of Birkenhead and 7.5 miles west of Liverpool city centre. The area is well serviced by public transport with frequent train services to Birkenhead and Liverpool via the Wirral line.

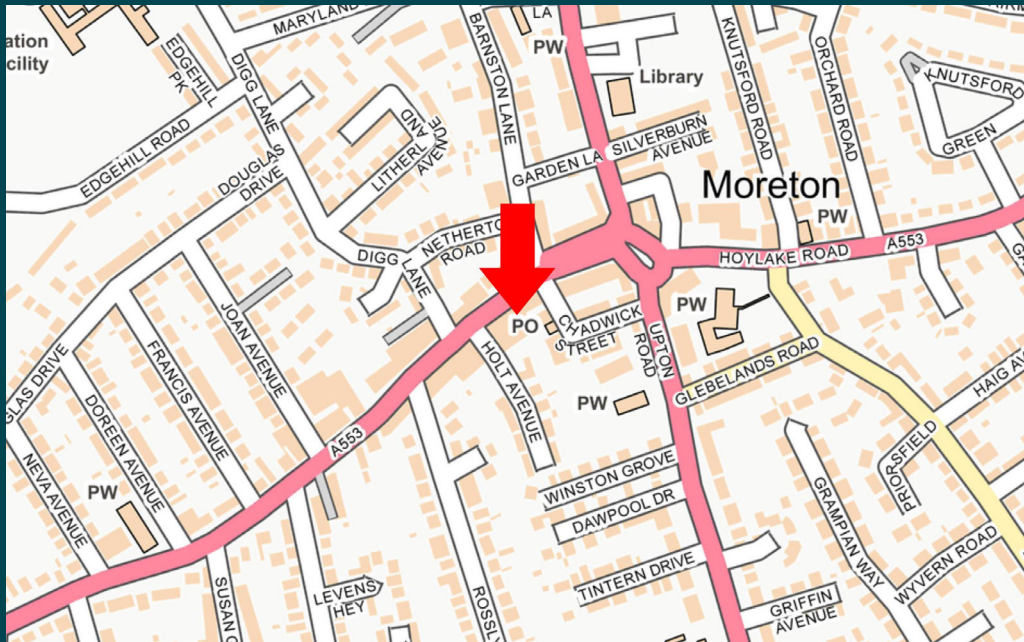
The Mock Beggar Hall occupies a prominent location fronting Hoylake Road, the main high street in Moreton. Surrounding uses are predominantly commercial in nature with nearby occupiers including Greggs, Boots, Heron Foods, Superdrug, Iceland and Halifax.

DESCRIPTION & ACCOMMODATION

The Mock Beggar Hall comprises a two storey mid terraced building of brick construction with a large glazed frontage under a flat roof. To the rear is an external beer garden laid out to provide seating for approximately 50 customers.

Ground Floor: Split level trading accommodation with bar servery to the side and seating provided across a range of loose tables, chairs and high tables. To the rear of the bar area is the trade kitchens and stores.

First Floor: The first floor provides customer WC's, beer store, staff room and offices.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	324	3,487
First	Ancillary	145.4	1,560
Total		469.4	5,047

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

TENURE

Freehold.

RATEABLE VALUE & EPC

2023 Rateable Value - £87,500.

An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday to Thursday and 01:00 Friday and Saturday.

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PLANNING

The property is not listed nor situated within a conservation area.

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 Savills and CBRE. 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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DISCLAIMER: September 2023

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