

For Sale

Upon instructions of a private client

**LANDWOOD
GROUP**



Fairways Lodge, Bury New Road, Prestwich, Manchester M25 9WS

40 Bedroom Hotel with Banqueting & Function Facilities

- Well-presented 40 bedroom hotel.
- Newly refurbished banqueting/function hall, alongside a large bar and restaurant.
- Leisure facilities to include squash hall with 6 x courts, two yoga/fitness studios and sauna.
- Occupied and producing a gross annual rent of £300,000 per annum.

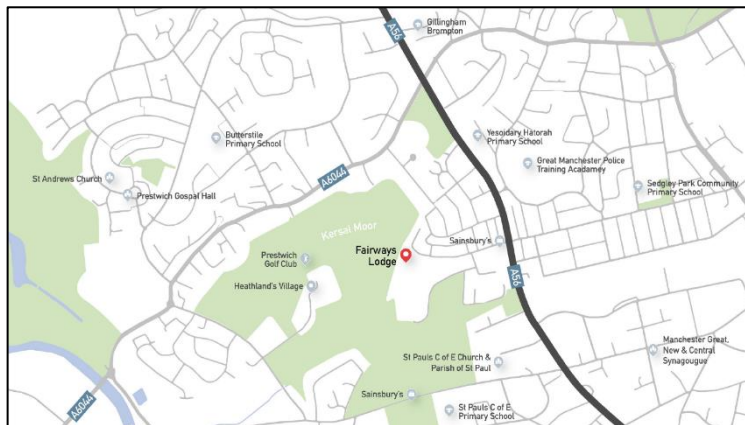
Potential for future redevelopment of the site to residential, subject to obtaining planning consent.

Landwood Group,
South Central,
11 Peter Street,
Manchester, M2 5QR

T: 0161 710 2010
F: 0161 710 2050
W: www.landwoodgroup.com

CONTACT

Holly Surplice
0161 710 2010
Holly.surplice@landwoodgroup.com



Location

The property is located in the popular and sought after area of Prestwich, approximately 3 miles to the north of Manchester City Centre.

There are excellent road links into and around Manchester City Centre, with the property being positioned just off the main Bury New Road (A56) which provides access to junction 17 of the M60 motorway, circa 1.5 miles to the north. In addition the property is within walking distance of local amenities to include schools, LIDL supermarket, local retailers and Heaton Park.

Description

The property provides a 40 bedroom hotel, with conference & banqueting facilities, a restaurant, leisure centre and bar. The building is constructed over two storeys with brick elevations beneath a part pitched and tiled, and part flat roof. Externally there is a large car park, with 100 parking spaces.

Accommodation

Internally to the ground floor there is a large reception, accessed from the car park which provides a front desk and leads to the main bar, restaurant with 120 covers, catering kitchen and leisure centre. The leisure centre includes two studios, a main gym, a squash hall with six courts (once of which has spectator seating), a treatment room and a sauna/jacuzzi room.

The rooms are located to the side/rear of the property across both the ground and first floor and are also accessed from the main reception. All of the bedrooms are en-suite and are a mixture of twin and double rooms. We note that 16 of these have recently been refurbished.

The first floor also provides a large function room with stage, separate bar and w/c facilities. This has capacity for 150 guests and is licenced to undertake Civil Wedding Ceremonies.

The site extends to a total area of 1.53 acres (0.62 hectares).

Tenure Information

The premises are held under Freehold title GM232244.

Tenancies

The property is currently occupied by Fairways Lodge Limited on a 5 year FRI lease from 1 April 2018 until 30 March 2023. The gross rent per annum is £300,000.

Development Opportunity

The property is positioned within a popular and sought after residential area, and would be suitable for future redevelopment to residential use, subject to obtaining the necessary planning consent.

The site would be suitable for a variety of different residential schemes to include housing or apartments, and benefits from an attractive position adjacent to Prestwich Golf Course.

We would highlight that the site to the rear of the property is currently being re-developed by Bellway Homes to provide 160 units.

Further Information

A sales pack is available on request.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers Invited.

EPC

Available on request.

Viewings

Strictly by appointment.

Holly Surplice

0161 710 2010

Holly.surplice@landwoodgroup.com

