

# FOR SALE

**FREEHOLD FORMER PUBLIC HOUSE  
PREMISES ON A SITE OF APPROXIMATELY  
0.5 ACRES SUITABLE FOR A VARIETY OF  
ALTERNATIVE USES SUBJECT TO CONSENTS**

**SIGNIFICANTLY REDUCED PRICE**

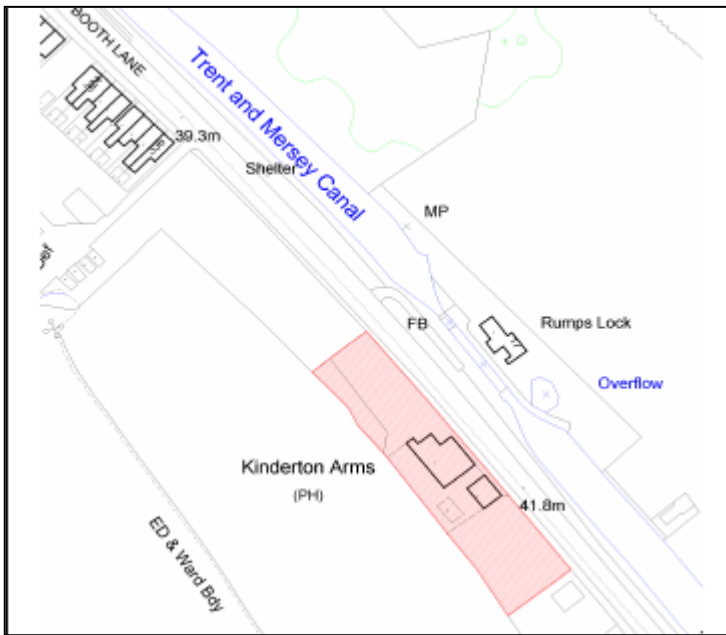


**SPICE GARDEN  
338 BOOTH LANE  
MIDDLEWICH  
CHESHIRE CW10 0HB**

**Bolton  
Birch**

[www.boltonbirch.com](http://www.boltonbirch.com)

01244 311681



**Location**

The Spice Garden (formerly Kinderton Arms) is situated fronting the main A533 approximately 1.5 miles southeast of Middlewich Town Centre and opposite Rumps Lock on the busy Trent and Mersey Canal. The property is located approximately 4.5 miles southwest of Junction 18 of the M6, 5 miles east of Winsford and 8 miles north of Crewe.

Middlewich has a population of approximately 13,101 (2001 Census).

**Description**

The property comprises a part-two and part single-storey former Public House with adjacent car park on a level site. The property is of red brick construction with pitched slated roof and internally to the ground floor comprises a lounge bar and snug, catering kitchen, dining area and toilets, to the first floor three bedrooms, lounge, kitchen and bathroom.

**Accommodation / Areas**

The Building

Ground Floor	2,492 Sq ft	232 sq m
First Floor	1,300 Sq ft	121 sq m
Total	3,792 Sq ft	353 sq m

The Site

It is calculated that the site extends to approximately 0.5 acres.

**Tenure**

We are advised that this is freehold.

**Subject to Contract**

**Alternative Uses**

In addition to the existing uses of restaurant and public house, we are of the opinion that the property has potential for a variety of alternative uses including residential, crèche / nursery, offices etc, subject to the necessary consents.

**Asking Price**

We are instructed to reduce the price from £300,000 to offers in the region of £175,000.

**VAT**

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

**Further Information / Viewing**

For further information and to arrange a viewing, please contact Jonty Goodchild of the sole retained agents Bolton Birch.

Tel. 01244 311681

Email. [jonty@boltonbirch.com](mailto:jonty@boltonbirch.com)



Details Dated 29/09/2010

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