



## Lynedale House

(ex-Beehive), High Street, Tattenhall, Cheshire CH3 9PX

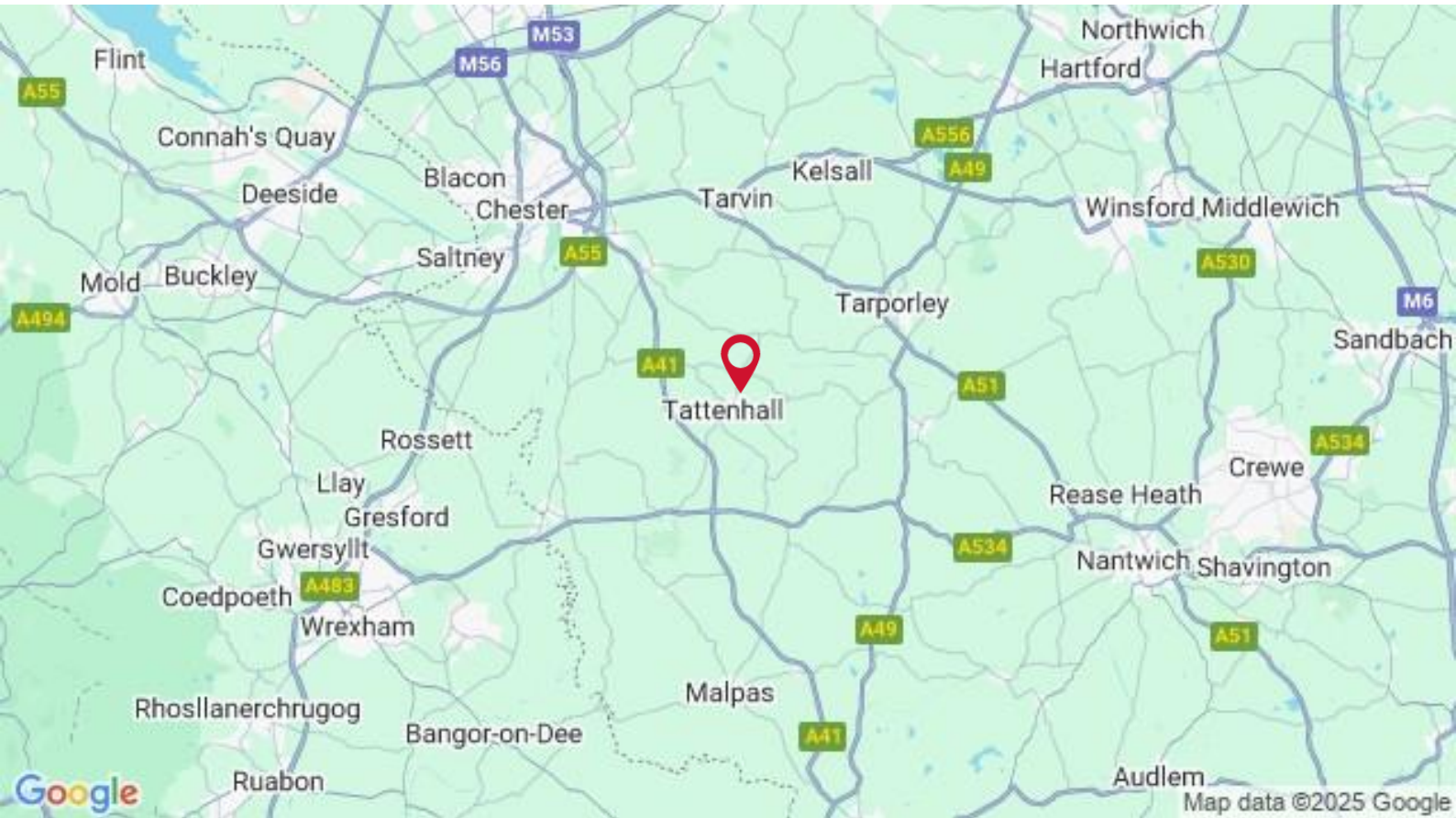
**Tenure**

**To Let**

**Price**

**Nil Premium**

- Attractive village location
- Versatile trading space, suiting a variety of restaurant styles
- 5 letting bedrooms to the first floor
- Guide Rent £24,000 per annum
- Alternative use tenants may be considered



Google © Copyright (2025). All rights reserved.

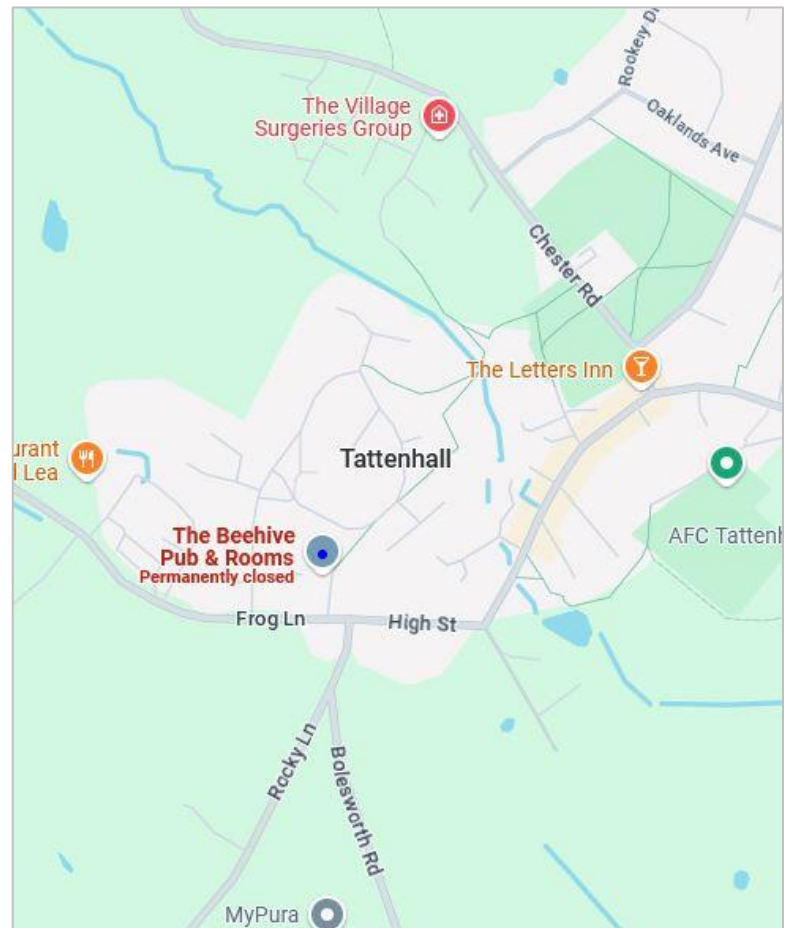
## Location

Lynedale House is located at the southern edge of Tattenhall village, close to the junctions of High Street, Frog Lane, Rocky Lane and Bolesworth Road, approximately 8 miles south east of Chester city centre. Tattenhall is a semi-rural commuter village with a population of 2,176 in 2020, but with many nearby tourist attractions including The Ice Cream Farm and The Crocky Trail, together with several walking routes.

## Description

A 2 storey, detached property with painted brick elevations beneath a pitched slate roof.

There is an enclosed yard to the rear and a small car park with a private garage. Also, to the rear and right-hand side is a garden area, laid to lawn. To the front of the property is an attractive beer garden.



Google © Copyright (2025). All rights reserved.



## Trade

Lynedale House is currently closed but it has previously traded as a bar and restaurant with letting accommodation.

It is expected that an experienced operator may feel that there is an opportunity to re-establish the trade here. All serious proposals will be considered on their individual merits.

## Accommodation

### Ground Floor

The main dining room off the main entrance is split level. To the right-hand side is a small bar area with a servery. To the far right is a snug room with a feature fireplace. There is double door access to a small rear courtyard which in turn leads onto the attractive rear garden.

Ladies & Gents customer toilets. To the rear is a catering kitchen with a tiled floor and some stainless steel sheeting to the walls. There is a door leading to the rear yard. Storeroom

### First Floor

Letting accommodation comprising; 5 double bedrooms all with the benefit of en-suites. Storeroom. Utility Room.

In order to utilise all of the letting bedrooms, an external staircase will have to be added to the rear western corner by the potential tenant, as per the floor plans on page 6. For info, our client has obtained an initial quote for these works, and it was in the region of £25,000



## Tenure

A new Full Repairing and Insuring Lease, free of tie, is available and our client is prepared to offer flexible terms to the right tenant. However, at this stage it is envisaged that most potential tenants would require a 10 year term.

Rental offers in the region of £24,000 per annum are invited.

All proposals received will be considered on their individual merits.

## Application Procedure

Please submit an Application Form and brief Business Plan outlining your Experience, Financial Position and Operational ideas to:

Tim Martin  
 Fleurets  
 Prospect House  
 324 Moston Lane East  
 Manchester M40 3HZ

## Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

## Planning

The property is not listed but it is in Tattenhall Conservation Area.

## Licence

We are advised that a Premises Licence was previously in place but that it was not renewed and has now lapsed.

## Business Rates

The property is in an area administered by Cheshire West & Chester Council, and we are advised that the 2023 Rateable Value has been assessed at £14,250.

## EPC

The property has an EPC rating of C.

## Floor Plan

Floor plans provided on request.

The Total Useable Floor Area as recorded on the floor plans is 420.6 sq. m (4,527.7 sq. ft).

This is understood to be equivalent to the Gross Internal Floor Area (GIA) of all floors.

This information is provided for your guidance only and you should rely on your own assessment of the floor area.

## Services

We are informed that the premises benefit from all mains services. Currently gas and water are not connected but will need to be re-connected.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence.

For a Company any person owning more than 25% must provide the same.

## Viewing

Strictly by appointment through Fleurets Manchester office on 0161 683 5445.

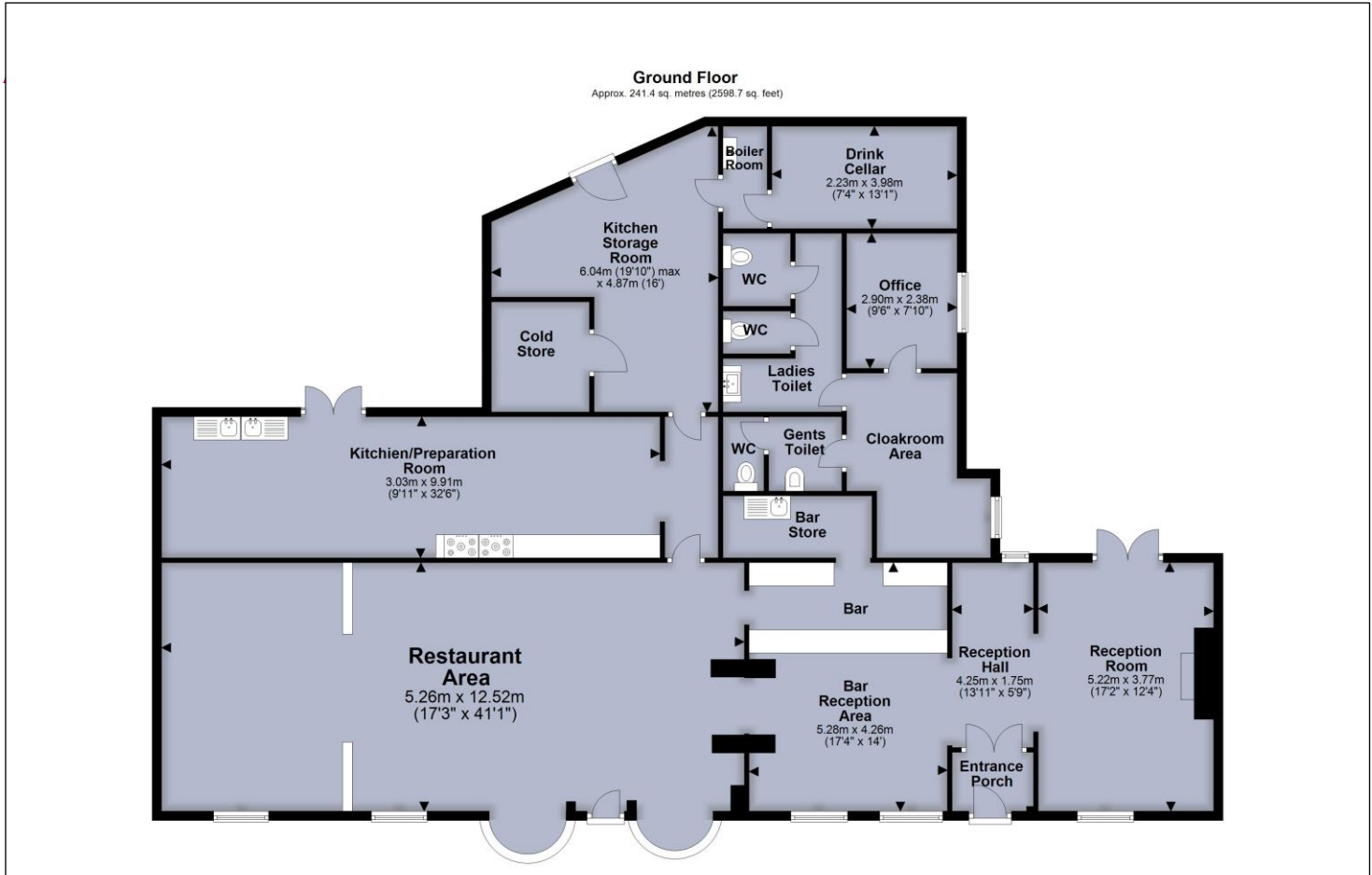
Video tours are also available upon request.

## Finance & Insurance

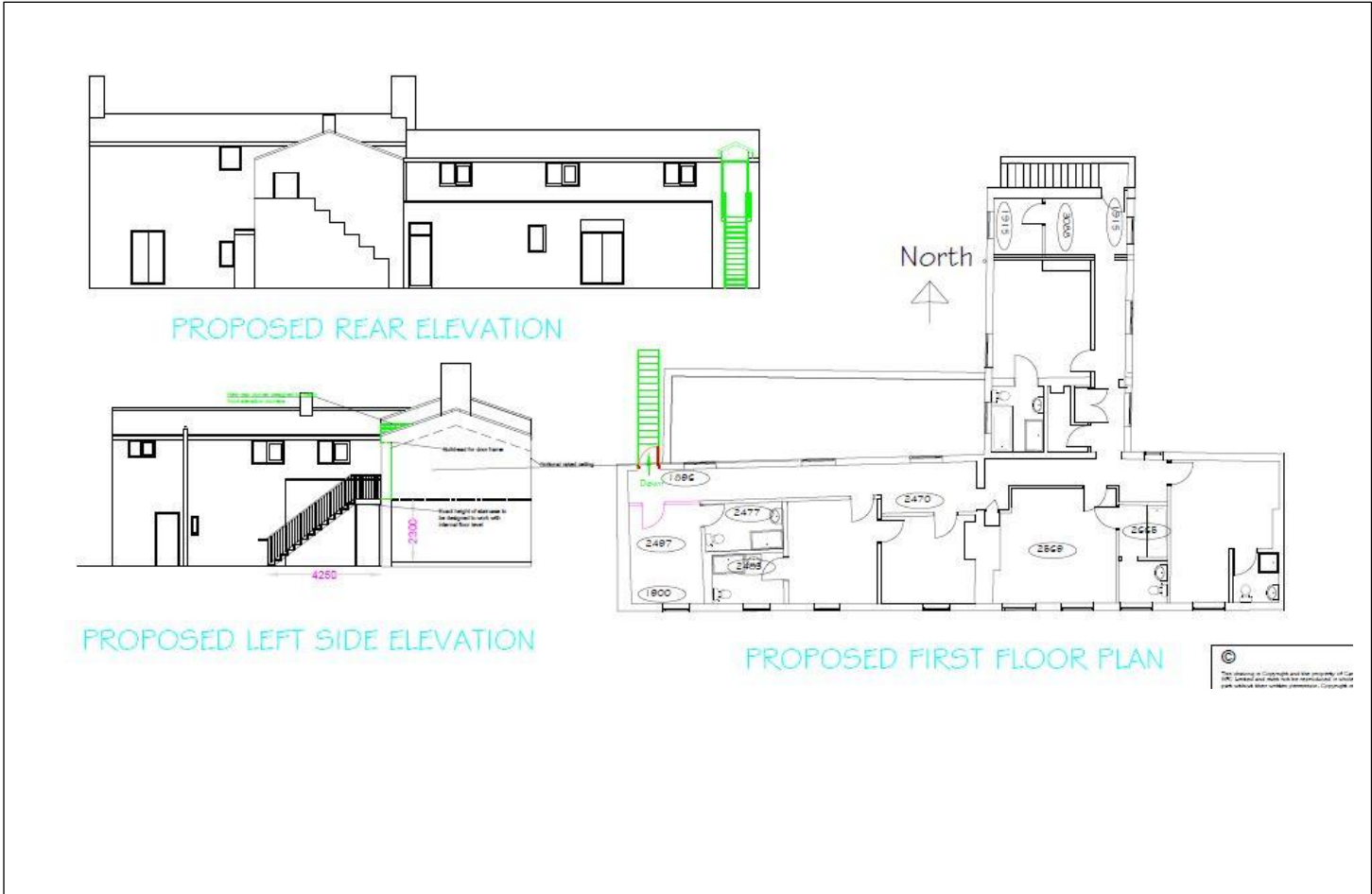
If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office.

A phone call may help to provide you with terms and/or cover, which best fits your requirements.





Ordnance Survey © Crown Copyright (2025) All rights reserved. Licence number 1000047722.



## Aerial View



Ordnance Survey © Crown Copyright (2025) All rights reserved. Licence number 1000047722.

**Interactive Map Link** - [Map view](#)

For further information please log onto **fleurets.com** or contact:

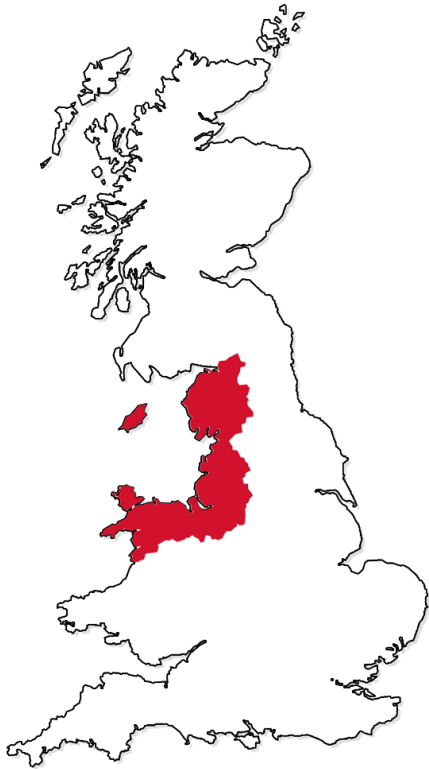
## Tim Martin

Divisional Director

☎ 0161 683 5445

📱 07787 552909

✉ tim.martin@fleurets.com



**Important notice:** Unless otherwise stated, all properties are being dealt with on a Sole Selling Rights basis. The prices and other particulars regarding properties are correct at the time of going to press. As prices can be altered by the vendor at any time, interested potential buyers should check the latest position with Fleurets before viewing. The information contained in this publication is not to be reproduced in whole or in part without the expression permission in writing of Fleurets Ltd. Fleurets' Privacy Policy is freely available on request by post or on our website.

© Copyright - Fleurets Ltd. 2025 London. 'All rights reserved'

## Our Regions

### London

20-22 Bedford Row,  
London WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

### Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

### North West

☎ 0161 683 5445

✉ northwest@fleurets.com

### North

☎ 0113 234 0304

✉ north@fleurets.com

### West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

### South

☎ 01273 429500

✉ south@fleurets.com

### East

☎ 01223 402600

✉ east@fleurets.com