

FREEHOLD FOR SALE - GUIDE PRICE £250,000

RAILWAY, 54 BERRY BROW, MANCHESTER, M40 1GG



Key Highlights

- Freehold public house with vacant possession
- Site extends to 0.10 hectares (0.24 acres)
- Large car park
- Managers accommodation at upper floors

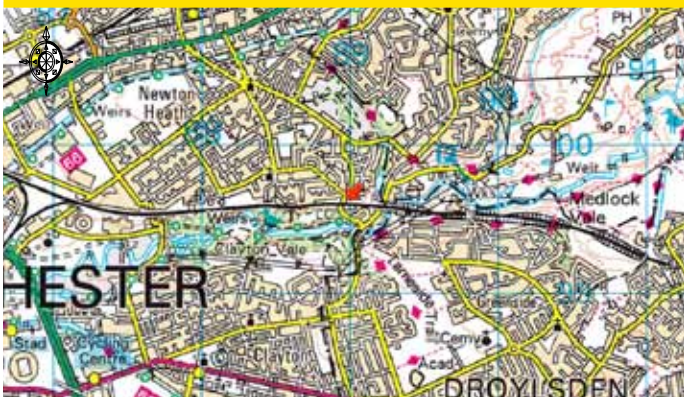


SAVILLS LONDON
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Location

The property is located in the village of Newton Heath, Greater Manchester, 6.9 kilometres (4.3 miles) north east of Manchester, 8.3 kilometres (5.2 miles) north west of Ashton-under-Lyne and 8.9 kilometres (5.5 miles) south west of Oldham.

The property is situated south of the suburb of Newton Heath fronting Berry Brow Road, with the A62 to the north providing access to Manchester City Centre to the west and Oldham to the east. The property is situated in a residential area with Clayton Vale a short distance to the south.

Central Park tram station is located 2.7 kilometres (1.7 miles) to the north west and provides services to Manchester city centre in approximately 20 minutes.

Description

The property comprises a three storey, above basement, detached building with brick elevations beneath a pitched slate roof.

Externally there is a smoking area to the left elevation and a tarmac car park to the rear with parking for approximately 10 vehicles.

Accommodation

The ground floor comprises a central bar servery servicing two separate bar areas with seating for approximately 51 customers. To the left rear are ladies and gentlemen's toilets. The beer cellar is located at basement level.

The first floor is accessed from the left rear of the property and comprises three double bedrooms, bathroom, kitchen and living room. The second floor provides one bedroom and bathroom.

The site area extends to approximately 0.10 hectares (0.24 acres).

Tenure

Freehold.

Guide Price

Unconditional offers are invited in the order of £250,000 for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £7,100.

Planning

The property is not listed but is situated within the Newton Heath Conservation Area.

Licenses

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand the premises is permitted to sell alcohol under the following hours:

- Monday to Thursday - 11:00 - 23:00
- Friday to Saturday - 11:00 - 00:30
- Sunday - 11:00 - 23:30

Fixtures & Fittings

The fixtures and fittings may be available by way of separate negotiation.

The Business

The pub is currently open and trading but can be provided with vacant possession on completion.

Energy Performance

A C-75 EPC rating has been calculated.

Viewings

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

Contact

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