

# ROYAL OAK

496 OLDHAM ROAD, FAILSWORTH, MANCHESTER, M35 0EH



**FREEHOLD DETACHED PUBLIC HOUSE FOR SALE**



THE  
ROYAL  
OAK  
TRADITIONAL PUB

THE  
ROYAL  
OAK  
TRADITIONAL PUB

Live  
Music  
Every  
Week

ROYAL OAK

ROYAL OAK

ROYAL OAK



## HIGHLIGHTS INCLUDE:

- Detached Freehold Public House
- Open Plan Ground Floor Trading Accommodation
- First Floor Living Accommodation
- A Road Location in a Residential Area
- Located Four Miles from Manchester City Centre
- The Site Extends to 0.29 acres
- Offers over £350,000 plus VAT

## LOCATION

The Property is located fronting the A62 in the Failsworth area of Greater Manchester. Failsworth is a town in the Metropolitan Borough of Oldham, four miles north east of Manchester city centre and three miles south west of Oldham.

The immediate locality is mixed in nature, with commercial fronting the A road, surrounded by residential. The Property is located within the Failsworth Pole Conservation Area and situated next to St John's Church.

## DESCRIPTION

The Property comprises a two storey, detached public house of brick elevations, partially rendered, set beneath a pitched slate covered roof. To the side and rear, there are single storey extensions.

Externally, there is a beer patio to the front and a beer garden to the side. Car parking to the side for 18 vehicles. To the rear, there is an enclosed external yard with a garage used for storage.

Overall, the Property extends to 0.29 acres.



## ACCOMMODATION

---

### Ground Floor:

The ground floor comprises an open plan public bar with a games area to the side. Lounge with casual dining for 26 covers. Bar servery to the rear. The trading accommodation has recently been refurbished. Ancillary accommodation includes a catering kitchen and customer WC's.

### Basement:

Beer cellar and stores.

### First Floor:

To the first floor, there is living accommodation providing three bedrooms, office, lounge, kitchen and bathroom.

## TENURE

---

The Property is held freehold on title number LA270691.

## GUIDE PRICE

---

Unconditional offers over £350,000 plus VAT are invited for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

## RATING

---

The Property is listed in the 2023 Rating List with a Rateable Value of £11,000.

## PLANNING

---

The Property is located within the Failsworth Pole Conservation Area and the Property is not listed.

## LICENCE

---

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.



## SERVICES

---

We are verbally advised that all mains services are connected to the Property.

## FIXTURES AND FITTINGS

---

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

## EPC

---

The Property has an EPC rating of D-95.

## VAT

---

VAT will be applicable at the prevailing rate.

## LEGAL COSTS

---

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## MONEY LAUNDERING

---

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

## VIEWINGS

---

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





ROYAL OAK

496 OLDHAM ROAD, FAILSWORTH, MANCHESTER, M35 0EH



---

## JEFF WRAITH

Tel: 07825 626 666  
jeff.wraith@savills.com

---

---

## JAMES FAULKNER

Tel: 07974 034 352  
james.faulkner@savills.com

---

