

RAPLEYS

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0370 777 6292

FOR SALE Public House / Development Opportunity

Old Ball Inn, Broadoak Road
Ashton-under-Lyne OL6 8QW

CONTACT **Matt Greenaway**
07917 032674 | matt.greenaway@rapleys.com



For sale freehold

Prominent village location

Ground floor accommodation
totalling 179.30 sq m
(1,898 sq ft)

Site area of 0.036 hectare (0.09
acre)

Suitable for alternative uses,
subject to planning

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Location

The property is situated less than a mile north of Ashton-under-Lyne town centre in a densely populated residential area.

The town's railway station is located within close proximity providing excellent transport links to Manchester city centre. Access to the motorway network is at junction 23 of the M60 approximately 1.5 miles from the property.

Description

The property is a two storey period public house.

The ground floor comprises of a bar with lounge and games room, customer WCs, kitchen, ancillary storage areas and access to the cellar.

The first floor is a two bedroom flat with a kitchen/diner, lounge, office and bathroom. Externally the site has a beer garden.

It falls within the jurisdiction of Tameside Metropolitan Borough Council and is not listed or within a conservation area. It may be suitable for alternative uses, subject to planning, and interested parties are to rely on their own enquiries with the local planning authority.

Accommodation

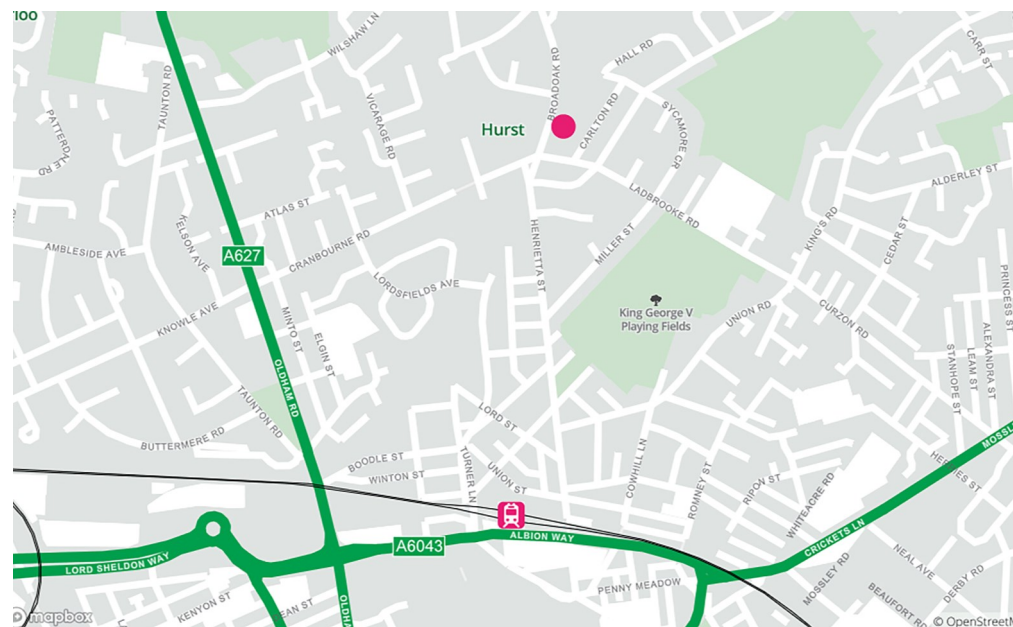
The property comprises the following approximate floor areas:

	Sq m	Sq ft
Public house and ancillary	179.30	1,898
Total Site Area	0.036	0.09

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/ dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

The property is for sale freehold and will be available with vacant possession on completion.



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Terms

The property will be sold by way of informal tender (unless sold prior) and unconditional offers for the freehold interest are invited. All submissions should include the following information:

- Details of any conditions attached to offer
- Confirmation of funding
- Confirmation of Board approval for the offer if applicable
- Proposed timescales for exchange and completion
- Track record of the developer and project team.

Our client reserves the right not to accept the highest or any other offer received. Offers should be submitted via email to **Matt Greenaway**.

Rating

We are advised that the Rateable Value for the property is £12,350 and the UBR for 2017/18 is 46.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance

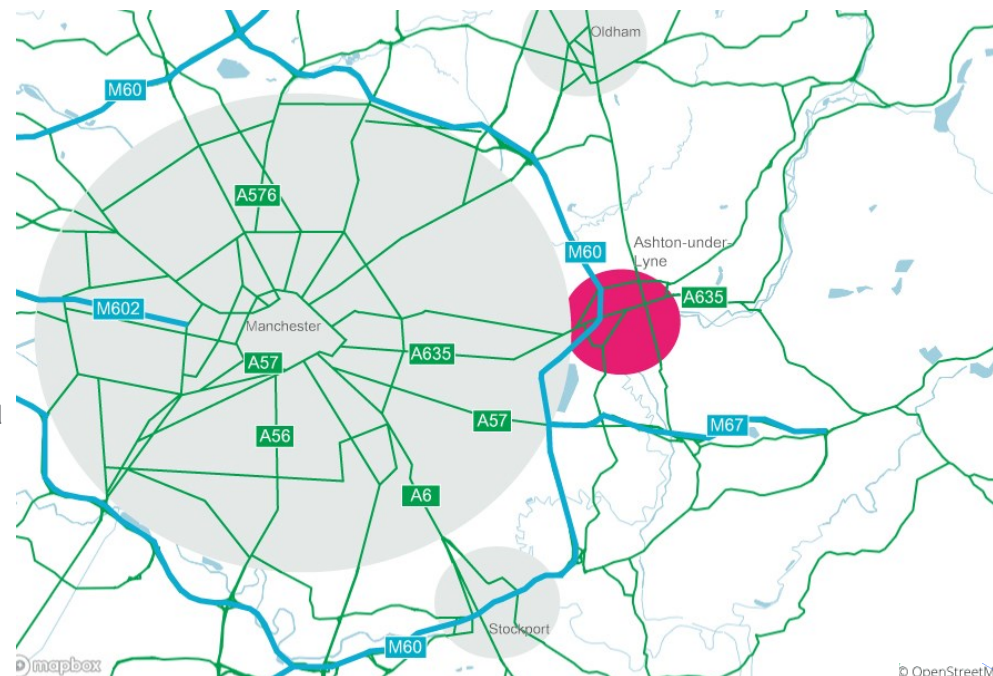
Energy Performance Asset Rating: C.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Viewings are strictly by appointment with the sole agent.



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