

# FOR SALE

Browns No 1  
41-43 Bridge Street  
Heywood OL10 1JF

- Town Centre Location
- Main Road Location
- Offers Invited

## Location

Ideally situated fronting the A58 Bridge Street, close to and opposite Lidl supermarket with its large local authority car park. Browns is located in an area that is densely populated and also benefits from being in the town centre. A number of other public houses are located nearby creating a lively drinking circuit. The A58 at Heywood is best accessed via junction 2 of the M66 at Heap Bridge.

## Description

A double fronted two storey property of brick construction, set beneath a pitched slate roof. Externally to the rear is a shared, tarmacadamed service area. Browns No 1 has been operated under the same family ownership for over 20 years, and as a result has become Heywood's premier Sports Bar.

## Accommodation

Open plan trade area with a mix of quality leather seating and loose table and chairs, separate pool



room and a well maintained timber bar servery. Browns No 1 is well equipped - with two Plasma TV's and a large big screen/ projector. The bar is fully air conditioned and has benefited from a recent refurbishment. Ladies & Gents WC's, store and kitchen area.

### First floor

Accessed via an internal staircase, two bedroom living accommodation with kitchen and shower room. Currently used as an office, this could however, be readily used as managers accommodation, or with slight alteration a separate self contained flat.

With separate external access to the first floor, a further two bedroom flat is located with kitchen and family bathroom. This is let on an AST (terms will be discussed with bonifide applicants).

### Basement

Four room cellar

## Planning

All further enquiries regarding planning matters should be directed Rochdale Borough planning department.

## Rateable Value

£8,750 in 2010 Rating List.

## Licenses

We understand that the property benefits from a premises licence.

## Tenure

Freehold.

## Terms

Offers invited.

## Viewing

All requests for further details and appointments via sole selling agents Jenics. Please contact Sean Hartley, Neil Bowler or Jeremy Collins.

**0161 832 2201**

## Fixtures & Fittings

Fixtures and fittings will be included in the sale. Any third party items such as gaming machines, dispense equipment, sound systems etc will also be excluded.

## Energy Performance Certificate

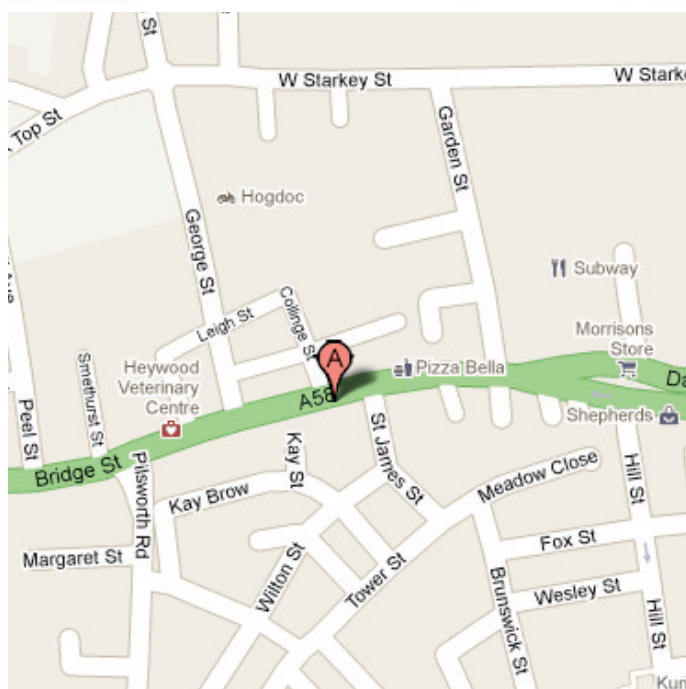
An EPC will be provided to interested parties.

## VAT

Will be paid if applicable, in addition to the purchase price.

## Legal Costs

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



Subject to Contract

March 2011

jenics



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