

# FOR SALE

## Midland Beer Company Castleton Rochdale OL11 3AW

- Substantial 3 Storey Property
- Main Road Location (A664)
- Offers Invited

### Location

Ideally situated fronting the A664 Manchester Road, close to its junction with Heywood Road. The venue is located in an area that is densely populated and benefits from being within walking distance of Castleton main line railway station and metro link. The Midland Beers Company is also adjacent to a high street bookmaker.

### Description

A substantial mid terrace three storey property of brick construction, set beneath a pitched slate roof. Externally to the rear there is an enclosed beer patio, and a secure gated storage area. The A664 is best accessed via the A627m approximately 1.5 miles to the NW. The venue is very popular for live televised sports and has an excellent reputation for quality cask ale.

### Accommodation

Open plan trade area with a mix of fixed perimeter



seating and loose tables and chairs, games/pool area and a well maintained timber bar servery, with the interior boasting many original features.

Gents and Ladies w/c's (Ladies being both on the ground and lower ground floor).

#### First and second floors

Accessed via an internal staircase, extensive living accommodation comprising of three bedrooms, lounge, kitchen, bathroom, separate w/c and office.

#### Basement

Two room beer cellar, bottle store & ladies w/c

### Planning

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

### Rateable Value

£17,000 in 2010 Rating List.

## Licenses

We understand that the property benefits from a premises licence.

## Tenure

Freehold.

## Terms

Offers invited.

## 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.

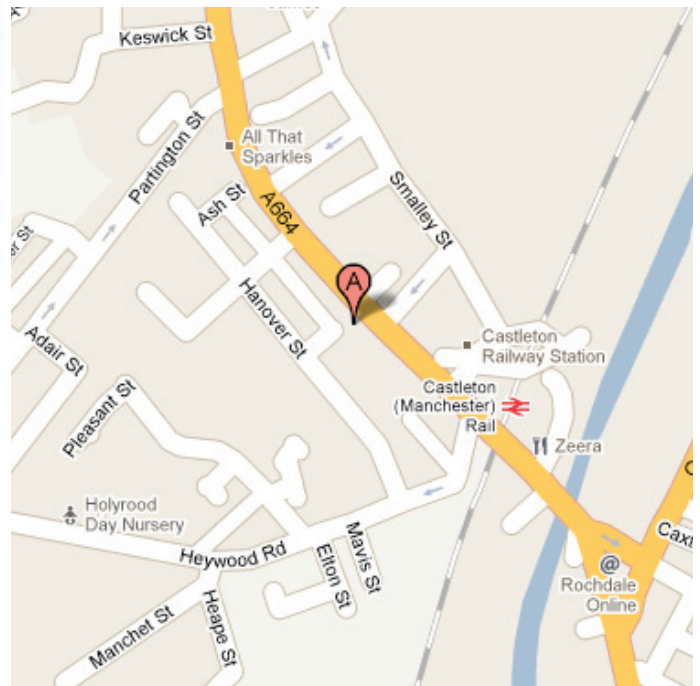
## Legal Costs

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

## 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**



Subject to Contract

March 2011

jenics



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