

# FOR SALE

Rams Head  
Newchurch Road  
Rawtenstall BB4 7QX

- Substantial Detached Grade II Listed Property
- Prominent location
- Price £250,000



## Location

Ideally situated fronting Newchurch Road at its junction with the A682 St Mary's Way. The Rams Head is located in an area that is densely populated and also benefits from being within walking distance of the town centre and is adjacent to the town's outdoor market. A number of other public houses are located nearby creating a lively drinking circuit. Rawtenstall is best accessed via the A56 at its junction with the A682 approximately 1 mile to the south west.

## Description

A detached three storey property of stone construction, set beneath a pitched slate roof. Externally to the rear there is an enclosed beer patio, garage and outbuilding.

## 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. Ladies & Gents WC's, store/glasswash area and kitchen.

### First floor

Accessed via an internal staircase, domestic kitchen, w/c and shower room, plus two further rooms with a fire escape off.

### Second floor

Five room living accommodation, w/c and shower room, family bathroom

### Basement

Three room cellar

## Planning

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

## Rateable Value

£11,500 in the 2010 Rating List.

## Licenses

We understand that the property benefits from a premises licence.

## Tenure

Freehold.

## Terms

Offers invited.

## Fixtures & Fittings

No 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.

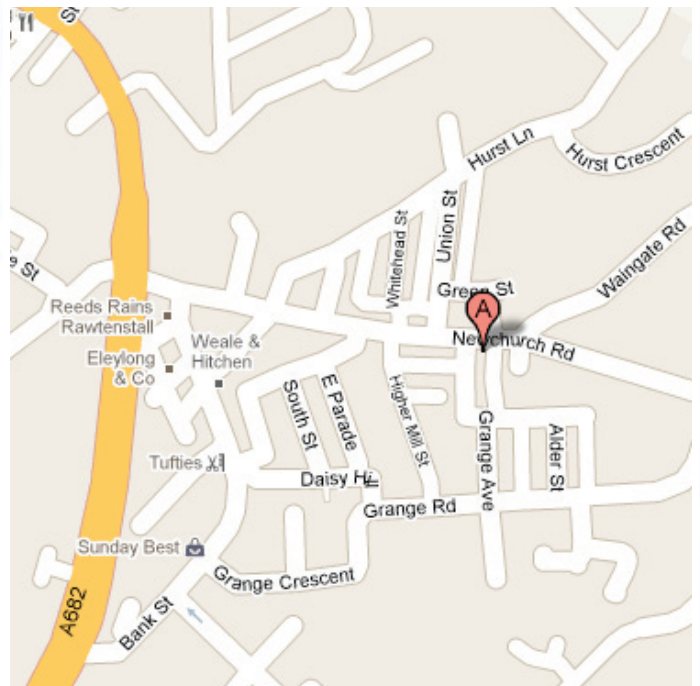
## Legal Costs

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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