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CHARTERED SURVEYORS

**NEIGHBOURHOOD FREE HOUSE PREMISES FOR SALE**

**FOR SALE**



**THE CHURCH INN, 91 MIDDLETON ROAD,  
ROYTON, OLDHAM OL2 5JJ**

- \* Traditional public house premises in densely populated area \*
- \* High capacity trade area comprising large open plan lounge plus separate games room \*
- \* Five bedroom private living quarters to first floor \*
- \* Side/rear yard (sitting out/smoking area) \*

**PRICE £165,000 (OFFERS)**  
**(The purchase price is subject to VAT)**



**RICS**

The Estate House, South Street, Gargrave  
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## Particulars

(Information provided is for guidance purposes only – interested parties should satisfy themselves as to the accuracy of all details given)

**The Church Inn** is a traditional neighbourhood public house situated just off (West of) the main A671 Rochdale Road close to the centre of Royton approx. 1½ miles North of Oldham centre

Trade areas comprise a large predominantly open plan lounge with separate games room, all with extensive private quarters over as detailed below. Externally there are side/rear yard areas for sitting out and smoking.

There are a number of employers in the area and the sale of this business represents the opportunity for new licencees to capitalise on the availability of a significant trading proposition at modest outlay.

### Accommodation:

**Ground Floor:** ENTRANCE VESTIBULE with tiled floor and double doors to BAR 11.1m x 8.2m overall. Supporting pillars throughout and with buttoned upholstered seating to perimeter. Corner timber bar counter with brass hand and foot rails and having leaded glazed canopy over; GAMES ROOM 8.2m x 4.2m. Timber floor and with buttoned upholstered seating to perimeter and corner timber servery; rear corridor with access to yard; LADIES and GENTS TOILETS; central bar servery with non-slip floor and steel sink unit.

**Lower Ground Floor:** BEER CELLAR 4.5m x 4.4m; STORE 4.1m x 3.4m.

**First Floor:** LANDING. DINING KITCHEN 4.5m x 4.1m with wall mounted gas boiler; SITTING ROOM 5.3m x 3.6m; FIVE BEDROOMS 3.6m x 3.4m, 4.6m x 4.4m, 4.3m x 1.6m, 4.2m x 2.8m, 2.9m x 3.3m; OFFICE 3.0m x 2.4m; BATHROOM with three piece suite.

*The accommodation extends to approx. 178.9 sq.m (1,926 sq.ft) on ground level with a further 161.1 sq.m (1,735 sq.ft) on the first floor – total approx. 340.1 sq.m (3,660 sq.ft) – all areas gross internal.*

**Externally:** Enclosed rear YARD (smoking area) with separate side area having some outdoor furnishings.

**Rates:** RV £15,000 (Effective April 2010). The living accommodation has been placed in Band A for Council Tax purposes..

**Services:** All mains services are believed to be available and installed. None of the services/installations have been tested.

**Trade Furnishings and Equipment:** Please note that trade furnishings and equipment are not included in the sale. Some items may be in situ on the date of completion, although in respect of which no legal title is offered and no inventory will be prepared. All vending/AWP machines, beer raising/cooling equipment and corporate signage are excluded from the sale. None of the equipment/ appliances have been tested.

**Licence:** Premises Licence. Permitted trading hours: Monday/Thursday: 11a.m/midnight; Friday/Saturday 11a.m/2a.m; Sunday midday/midnight.

**Price: £165,000 – offers.**

**The purchase price will be subject to VAT.**

**Note:** The tenure of the property is long leasehold – 999 years from 1 January 1809 (full details available on request) of £12 per annum.

**Viewing:** Strictly by arrangement with the sole agents – 01756 748100.

Details prepared 17.5.10

