

REGULATED BY RICS

**WESTLAKE & CO**  
CHARTERED SURVEYORS

**ATTRACTIVE/CHARACTERFUL PUBLIC HOUSE PREMISES**

**FOR SALE**

**FREEHOLD FREE OF TIE**



**THE HORSESHOE INN, 919-921 ASHTON ROAD,  
OLDHAM OL8 3HX**

- \* Character neighbourhood premises recently refurbished to a high standard \*
- \* Attractive ground floor trade areas including games room bar and dining areas \*
- \* Busy roadside position fronting A627 Ashton Road in densely populated area \*
- \* Forecourt (sitting out) area with private car park to rear \*

**PRICE SUBSTANTIALLY REDUCED**

**£175,000 (OFFERS)**

**(The purchase price is subject to VAT)**



**RICS**

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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)

Situated approx. 2 miles South of Oldham and the same distance North of Ashton fronting the busy A627 road **The Horseshoe** is an attractive 'neighbourhood' public house, wholly refurbished throughout the ground floor in recent years and with trade areas arranged around a central servery and including games room bar and lounge/dining.

There is a modern kitchen to the rear and the premises benefitting from a deep forecourt providing sitting out area plus private car park at the rear.

### Accommodation:

**Ground Floor:** ENTRANCE VESTIBULE with timber and glazed doors to BAR 9.0m x 7.25m and open to lower LOUNGE AREA 8.6m x 4.6m. Fitted velour upholstered seating to perimeter and with feature fireplace. Timber fronted and topped bar counter with matching back fittings; GAMES BAR 11.5m x 4.5m with return of main bar servery to one side and having timber boarded floor and half timber panelled walls. Some velour upholstered seating to perimeter. REAR ENTRANCE VESTIBULE/LOBBY with LADIES/GENTS and W.C. facilities for disabled off; central bar servery with non-slip floor; KITCHEN 5.6m x 3.7m with double deep steel sink unit and extractor hood. Extensive stainless steel surfaces/shelving with range of catering equipment.

**Lower Ground Floor:** BEER CELLAR 4.5m x 4.2m with loading via drop from front; STORE 4.5m x 4.2m.

**First Floor:** LANDING; SITTING ROOM 4.0m x 4.4m; KITCHEN 4.0m x 2.4m with base and wall units incorporating steel sink; FIVE BEDROOMS 4.7m x 3.2m, 4.0m x 3.4m, 4.4m x 3.7m, 4.6m x 4.3m, 4.4m x 3.8m; OFFICE 3.7m x 1.8m; BATHROOM with three piece suite.

*The accommodation extends to approx. 205.6 sq.m (2,213 sq.ft) on ground level with a further 129.3 sq.m (1,392 sq.ft) on the first floor – total approx. 334.9 sq.m (3,605 sq.ft) – all areas gross internal.*

**Externally:** Forecourt sitting out area (smoking area). Enclosed car park at rear.

*The Site extends to approx. 0.06 ha/1.5 acres.*

**Rates:** R.V. £9,300 (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.

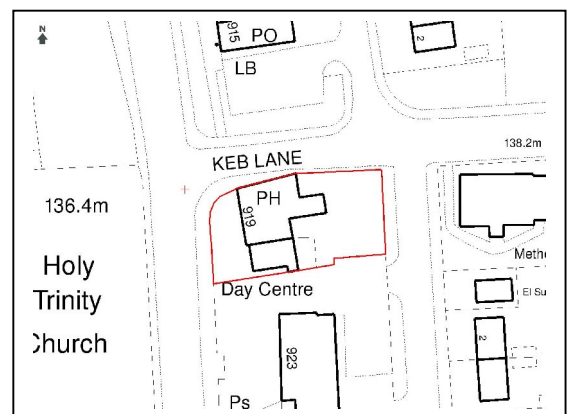
**Trade Furnishings and Equipment:** Please note that trade furnishings and equipment are not included in the sale. Some items may be in situ on the date of completion, although in respect of which no legal title is offered and no inventory will be prepared. All vending/AWP machines, beer raising/cooling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

**Licence:** Premises Licence. Permitted trading hours:  
Monday-Wednesday 11a.m./midnight; Thursday-Saturday 11a.m./1a.m., Sunday 11a.m.-midnight.

**Price: £175,000 – offers (freehold).**  
**The purchase price will be subject to VAT.**

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

Details prepared 17.5.10



Plan for identification only

These particulars are intended only to give a fair description of the property as a guide to buyers accordingly a) their accuracy is not guaranteed and neither Westlake & Co. nor their vendor(s) accept liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars.