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CHARTERED SURVEYORS

**ROADSIDE/NEIGHBOURHOOD PUBLIC HOUSE**

**FOR SALE**

**FREE OF TIE**



**THE BULLS HEAD, 152 HEYSIDE,  
ROYTON, OLDHAM OL2 6NB**

- \* Traditional 'locals' free house premises comprising bar and games room \*
- \* Busy roadside position (fronting B6194) approx. 1 mile East of Oldham \*
- \* Densely populated area with large catchment for trade \*
- \* Attractive enclosed 'garden' and smoking areas at rear \*

**PRICE £195,000 (OFFERS)**  
**(The purchase price is subject to VAT)**



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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 Bulls Head** fronts the B6194 road between the A62 (Huddersfield) and A66 (Shaw) roads approx. 2½ miles North of Oldham centre and in densely populated surroundings. Refurbished in recent years trade areas include a high capacity open plan lounge together with separate tap/games room, and the trade areas supplemented by a large enclosed 'garden/smoking' area to the rear.

To the side of the property there is a public car park and the accommodation itself benefitting from a catering kitchen at ground floor level, with four bedroom private living quarters over.

The sale of this property offers enthusiastic new operators a superb opportunity to acquire a potentially successful business at only modest outlay.

### Accommodation:

**Ground Floor:** ENTRANCE VESTIBULE/LOBBY; LOUNGE 9.6m x 8.9m overall. Part carpeted and part tiled/timber boarded floor with fireplace to side. Heavy timber bar counter to rear having brass hand and foot rails and with leaded glass pot shelf over. Upholstered seating to perimeter; GAMES/TAP ROOM 9.0m x 4.6m (maximum) having timber bar service to one side; rear corridor with STORE/UTILITY 2.5m x 2.4m; access to 'garden'/smoking area; LADIES and GENTS TOILETS; KITCHEN 4.4m x 4.3m having tiled floor and with tiled and steel lined walls with double deep steel sink and range of catering equipment; central bar servery with wash area and double steel sink.

**Lower Ground Floor:** BEER CELLARS 4.3m x 4.1m plus 4.1m x 3.6m. Loading via drop from ground level (pavement).

**First Floor:** LANDING; SITTING ROOM 4.7m x 4.6m; KITCHEN 3.6m x 2.1m. Modern fitted base and wall units incorporating oven/hob and steel sink; OFFICE 3.5m x 1.8m; FOUR BEDROOMS 4.6m x 4.6m, 4.6m x 2.8m, 5.2m x 4.6m (maximum), 5.2m x 4.3m; BATHROOM with three piece suite.

*The accommodation extends to approx. 219.8 sq.m (2,366 sq.ft) on ground level with a further 150.8 sq.m (1,624 sq.ft) on the first floor – total approx. 370.6 sq.m (3,990 sq.ft) – all areas gross internal.*

**Externally:** Enclosed rear 'garden' area, decked with outdoor furnishings. Covered smoking shelter. General and refuse storage areas.

**Rates:** R.V. £11,250. The UBR is 48.1p in the £ for the current financial year (2009/10) and 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 10a.m.-12.30a.m., Thursday-Saturday 10a.m. – 1p.m., Sunday 12noon-midnight.

**Price: £195,000 – offers:**

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

**Note:** The tenure is long leasehold – 999 years from 8<sup>th</sup> May 1782 (full particulars available).

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

Details prepared 08.07.10



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.