

THE ROBERT PEEL

5-10 MARKET PLACE · BURY · BL9 0LD

VIRTUAL FREEHOLD
PUBLIC HOUSE IN TOWN
CENTRE LOCATION



THE ROBERT PEEL

5-10 MARKET PLACE · BURY · BL9 0LD

- **Virtual Freehold**
- **Town centre location**
- **Public house arranged over ground and basement**
- **First floor self contained office with separate access from Market Place**
- **Designated parking for 6 vehicles**
- **Pavement licence to the rear**
- **Held for a term of 250 years from 1997 at a peppercorn rent**

LOCATION

Bury is a large market town in Greater Manchester located 8 miles northwest of Manchester and 6 miles east of Bolton. The town is well connected with Bury Bolton Street station a short distance to the south.

The Robert Peel occupies a prominent position fronting Market Place, opposite the Church of St Mary and close to both Mill Gate and The Rock Shopping Centres.

DESCRIPTION & ACCOMMODATION

The Robert Peel comprises the ground, first and basement levels of the four storey Castle Buildings. The property was rebuilt behind an original stone façade in the early 2000's.

Ground Floor: Trading accommodation with bar servery to the side and seating arranged on loose tables and chairs. Wash up area, dumbwaiter and disabled WC are also provided at this level.

Basement: Customer WC's, trade kitchen, staff rooms, office beer cellar and stores.



THE ROBERT PEEL

5-10 MARKET PLACE · BURY · BL9 0LD



First: The first floor provides a self contained office with separate access from Market Place.

Parking: Externally there is designated parking for 6 vehicles in the car park fronting Bolton Street as outlined in blue on the above map.

APPROXIMATE FLOOR AREAS - GIA

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	357	3,840
Basement	Ancillary	235	2,530
First	Office	357	3,840
Total		949	10,210

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

The entire property is held on a 250 year lease from 30 May 1997 at a peppercorn rent. The second and third floor offices have been sold off on 250 year lease (less 3 days) from 30 May 1997 at a peppercorn rent.

RATEABLE VALUE & EPC

The property has the following 2017 VOA entries:

- Ground and basement public house - £90,000
- First floor office - £28,750

An EPC is in the course of preparation.

THE ROBERT PEEL

5-10 MARKET PLACE · BURY · BL9 0LD

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday to Thursday and 01:00 Friday and Saturday.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients virtual freehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

jdwdisposals.co.uk



CBRE

Nick Huddleston

T: 0161 233 5672

M: 07791 251745

nick.huddleston@cbre.com

James Brindley

T: 020 7182 2651

M: 07827 356616

James.brindley@cbre.com



Paul Breen

T: 020 7877 4555

M: 07767 873353

pbreen@savills.com

Jeff Wraith

T: 0161 602 8666

M: 07825 626666

jeff.wraith@savills.com

DISCLAIMER: July 2021

CBRE Limited and Savills on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. **2.** Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **3.** No person in the employment of CBRE Limited or Savills plc has any authority to make any representation or warranty whatsoever in relation to this property. **4.** Unless otherwise stated, all prices and rents are quoted exclusive of VAT.