5-10 MARKET PLACE · BURY · BL9 OLD

# VIRTUAL FREEHOLD PUBLIC HOUSE IN TOWN CENTRE LOCATION



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- 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.

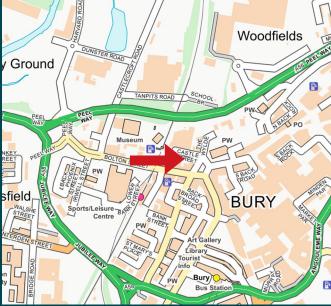
### **DESCRIPTION & ACCOMMODATION**

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.







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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.

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### **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.

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