



## For Sale Public House Investment

Old Fleece Hotel, 29 Market Street, Stalybridge, North West, SK15 2AL

- Let at £39,000 per annum
- 10.7% return
- Upper Floors used as shared accommodation
- Well established community pub.

## Description

The opportunity is to acquire a public house investment which is currently producing £39,000 per annum. We understand there accommodation provides a bar/Restaurant on the ground floor, with the upper two floors as a two-bed apartment and letting rooms.

## Location

The property is located on the corner of Market Street and Chapel Street on the periphery of Stalybridge Town Centre. There is a large Tesco Super Store and Aldi Super Market close to the subject property. It is also short distance from the new Jigsaw Summers Quay residential and retail development at Armentieres Square. The nearest Train Station is Stalybridge Train Station, here this provides direct access into Manchester Piccadilly. This can be accessed within walking distance of the subject property.

## Accommodation

We have not inspected the property internally but understand the accommodation provides a bar/Restaurant on the ground floor, with the upper two floors as a two-bed apartment and letting rooms.

## Tenure

We understand the property is held freehold. We would recommend interested parties undertake their own investigations in this regard.

## Tenancy Information

There is a full repairing and insuring lease in place from the 3rd October 2019 to HMPR Pubs Limited for a term of 6 years until 2nd October 2025. Current rent is £39,000 + VAT per annum.

## Size

Size 3,390 ft<sup>2</sup> (314.93 m<sup>2</sup>)

## Price

Seeking offers of £350,000 subject to contract

## Planning Use

Currently used as a public house with residential living accommodation above.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

Rateable Value £15,000

The payment of the business rates are the responsibility of the tenant

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030  
john.fletcher@fletchercre.co.uk

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