

# P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

## TO LET / MAY SELL

**Former Pied Piper Public House  
80 Eastham Way,  
Little Hulton, M38 9PY**

**(ON SITE AREA OF CIRCA 0.57 acres)**



**Gross Internal Area: Circa 4,220 Ft<sup>2</sup> (392 M<sup>2</sup>)**

**SUITABLE FOR SEVERAL USES / DEVELOPMENT (SUBJECT TO NECESSARY CONSENTS)**

**RENT: £15,000 P.A. EXCL.**

## **LOCATION**

The property is very prominently situated on an arterial route through an established densely populated residential area served by public transport and located off the A5082 Cleggs Lane approximately 5 miles south of Bolton town centre and circa 8 miles north west of Manchester city centre.

Junction 4 of the M61 motorway link to the regional and national motorway network is located within 2 miles of the property. The population within in 20 minutes is in the order of 363,000.

## **DESCRIPTION**

The premises is a former public house with basement and living accommodation to the first floor. It is traditionally constructed with brick elevations and tile covered pitched roof. The property benefits from a large car parking area.

This property presents many opportunities for various uses and for re-development subject to all necessary statutory consents.

## **ACCOMMODATION**

The accommodation provides a gross internal area on the ground floor of some 2,913 ft<sup>2</sup> (270.6 m<sup>2</sup>) or thereabouts and some 1,346 ft<sup>2</sup> (125 m<sup>2</sup>) on the first floor. Additionally there is a beer cellar.

The ground floor is set out to provide public rooms and bars etc. The first floor consists of a large 3 bedroom self-contained flat.

## **TENURE**

We understand from advice from our client that our client holds the freehold title to the property.

## **SERVICES**

It is understood that all usual mains services are connected however these services have not been tested by us.

## **PROPOSITION**

Our client is seeking to grant a lease for a term of years to be agreed on in effect fully repairing and insuring terms at a commencing rent of £15,000 per annum.

Our client may consider letting the building in parts and may consider a sale of the entire site.

## **BUSINESS RATES**

The 2005 Rating List shows the property to have a Rateable Value of £5,000 (rated as a public house).

## **V.A.T**

Unless otherwise stated all figures are exclusive of Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

## **LEGAL COSTS**

The ingoing tenant is to pay the landlords reasonable costs for the lease preparation.

## **FURTHER INFORMATION**

For further information please contact us on the number below. Viewings are strictly by appointment with P R Gibbs & Co by telephoning 01942 844100 or email [info@prgibbs.co.uk](mailto:info@prgibbs.co.uk) . We are open from 9am to 5pm Monday to Friday.

## DISCLAIMER

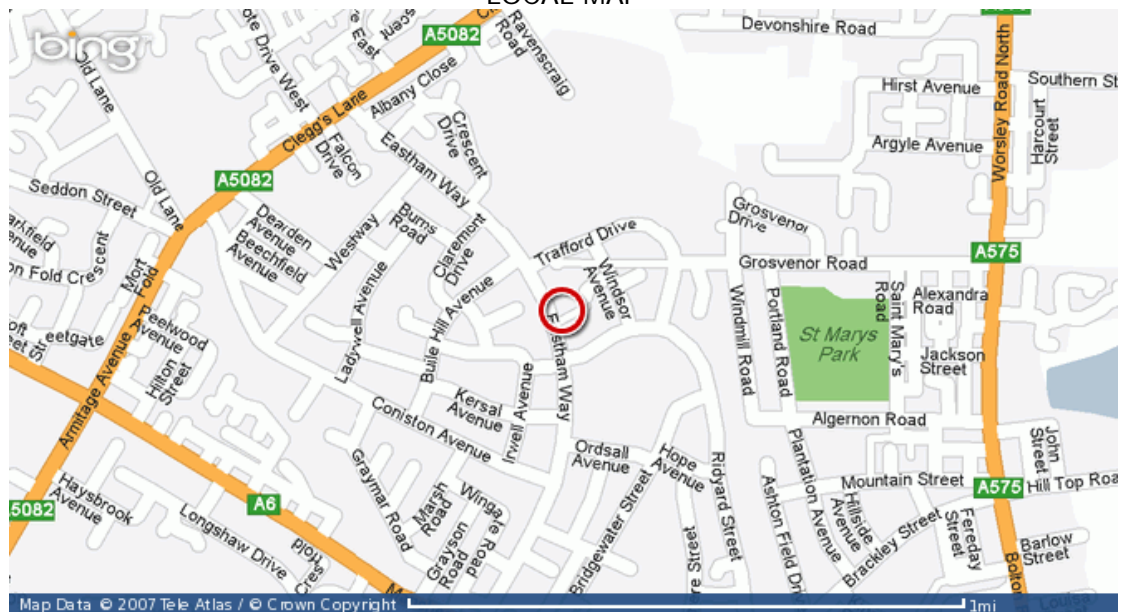
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## LOCATION MAPS

### LOCAL MAP



### REGIONAL MAP



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