

**MBRE**

# PUB/RESTAURANT WITH FLAT TO LET



**The Dog & Partridge**  
275 Oldham Road  
Ashton-under-Lyne  
OL7 9PT

**3,090  
SQ.FT**



- Refurbished Free House with flat & car park
- Ready to trade bar/dining room/orangerie
- Fully fitted commercial kitchen & prep area
- Approximately 90 seats within the pub
- Private car park with spaces for 16 vehicles
- First floor 3 bedroom residential apartment
- Low RV: £13,500 - sliding scale relief available
- New Lease/Fully available/Premium TBA

## Location

The property is located fronting Oldham Road (A627) and benefits from rear access off Taunton Road. The property is a short drive to Ashton-under-Lyne and Oldham town centres.

- Oldham: 3.5 miles.
- Ashton-under-Lyne: 1 mile.
- Manchester: 8 miles.



## Description/Accommodation

The property provides a three storey public house with the pub utilising the ground and basement floor and the first floor benefiting from a three bedroom residential flat. Externally there is a car park for 16 vehicles.

Ground floor: 1,533 Sq.ft.

Entrance: 61 Sq.ft - 5'6" x 11'0".

Bar area: 188 Sq.ft - 13'10" x 13'5".

Snug: 228 Sq.ft - 14'0" x 14'4" plus 5'4" x 4'11".

Private room: 217 Sq.ft - 11'5" x 18'9".

Corridor: 45 Sq.ft - 17'2" x 2'7".

Restaurant: 335 Sq.ft overall.

Orangerie: 238 Sq.ft - 10'10" x 22'0".

Kitchen: 150 Sq.ft - 16'0" x 9'4".

Prep room: 71 Sq.ft - 7'6" x 9'4".

First floor: 1,125 Sq.ft.

Kitchen: 193 Sq.ft - 13'1" x 14'9".

Living room: 287 Sq.ft - 19'7" x 14'7".

Corridors: 124 Sq.ft overall.

Bedroom: 141 Sq.ft - 11'11" x 11'10".

Bedroom: 160 Sq.ft - 18'2" x 8'9".

Bedroom: 125 Sq.ft - 14'4" x 8'9".

Bathroom: 75 Sq.ft - 11'9" x 6'4".

Toilet: 20 Sq.ft - 2'10" x 7'4".

Basement: 432 Sq.ft.

Room 1: 70 Sq.ft.

Room 2: 152 Sq.ft.

Room 3: 75 Sq.ft.

Room 4: 85 Sq.ft.

Room 5: 50 Sq.ft.

Head height: 6'0".

## Rateable Value

Rateable value: £13,500

Small Business Rates Multiplier 2024/25: 49.9p.

Interested parties are advised to make their own enquiries with TMBC - 0161 342 2233.

## Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

## Rent

£36,400 per annum exclusive.

£700 per week exclusive.

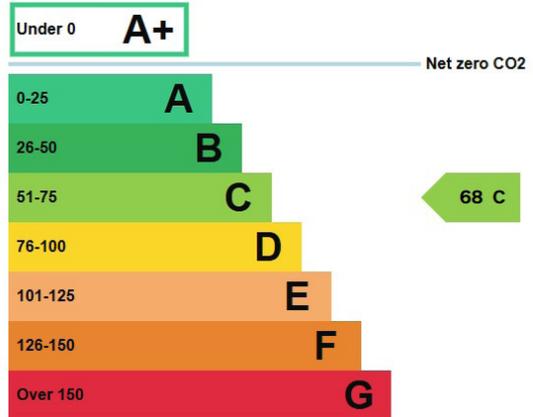
## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

## Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

## EPC Rating



## Utilities

Mains services are available including gas, electricity, water and drainage.

## Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. £1,148.49 current year.

## Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

### Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants 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. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. SEPTEMBER 2025.