

# For Sale

## The Bamford Arms



The Bamford Arms, 520 Bury Road, Bamford OL11 4DQ



- Affluent location
- Substantial detached property
- Open plan trade area
- Suit alternate use STPP c0.24 acres
- £425,000 + VAT\*

## Location

The property occupies a prominent position on the B6222 Bury Road at its junction with Fieldhead Avenue.

Rochdale is located approximately 2.5 miles to the East. The districts of Norden and Birtle are close by.

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### Description

The two-storey property is detached with rendered elevations, single flat roof extension to the rear.

Site area approximately 0.24 of an acre.

The property is held on two titles:  
Long Leasehold 999 years from 1810 GM877261.  
Freehold GM 877338.

### Accommodation

Open plan trade area, with bar servery. Ground floor footprint c2,600 sq.ft.

- Trade kitchen & wash area
- Basement cellar
- Ladies & Gents wc

### First Floor

Three bedrooms, living room, kitchen, bathroom and w/c.

Externally there is a large patio to the front with seating for approximately 60.

Car park to the rear 10 spaces.

Enclosed private yard.

### Planning

All further enquiries regarding planning matters should be directed to Rochdale Borough Council  
0300 303 8873

### Rateable value

£23,000 April 2019.

### Tenure

Freehold £425,000 + VAT\*

### EPC

EPC rating D.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

### VAT

Prices, outgoings and rentals are exclusive of but may be liable to VAT\*.

\*VAT & Conversion of a Commercial Building to a Residential Dwelling. As of 1 June 2008 VAT law has changed. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form: Certificate to Disapply the Option to Tax: Buildings to be Converted into Dwellings etc. The HMRC suggests all parties completing this Certificate read Notice 742A Opting to Tax Land and Buildings. A copy can be found at [www.hmrc.gov.uk](http://www.hmrc.gov.uk).

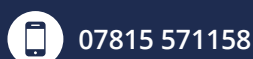
November 2019. Subject to Contract.

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. Designed and produced by Bella Design & Marketing: 0161 826 0321 / [www.belladesign.co.uk](http://www.belladesign.co.uk)

### Viewing

Strictly by appointment  
through the agent:

Sean Hartley



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### Site Plan



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