



## For Sale

### The Cambridge Public House, Cambridge Street, Ashton-under- Lyne OL7 0EZ

- Well known 2 storey detached public house with owner's accommodation.
- Prominent location in Ashton-Under-Lyne
- Beer garden
- Large storage cellar with beer drop
- Available with vacant possession

#### VIEWINGS

Strictly by appointment

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Date of particulars – September 2017

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## LOCATION

The Cambridge Public House is located close to the town centre of Ashton under Lyne, which lies circa 7 miles to the east of Manchester and 30 miles to the west of Sheffield.

The main Park Parade (A635) provides access to Ashton-under-Lyne town centre and junction 23 of the M60 motorway which is situated less than a mile from the property.



## DESCRIPTION

The property comprises a detached two storey public house constructed with brick elevations beneath a pitched and hipped slate covered roof. Windows are timber framed and single glazed.

Internally, the property provides a main seating area, bar, rear seating area, kitchen and customer w/c facilities to the ground floor. 5 bedrooms, lounge, kitchen and a bathroom are included to the first floor. An additional storage area is provided to the basement.

Externally there is a beer garden and seating area to the rear.

## ACCOMMODATION

Floor	Sq M	Sq Ft
Basement	44.06	474
GF	89.11	959
1 <sup>st</sup>	107.77	1,160
<b>TOTAL</b>	<b>240.94</b>	<b>2,593</b>

## TENANCIES

Available with vacant possession

## SERVICES

The property has mains sewerage and drainage, along with mains electricity and gas supplies.

## PLANNING

Interested parties are advised to make their own enquiries through the local authority.

## TENURE

The property is held freehold, under title number LA265093.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## EPC

Available upon request

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## PRICE

Offers in excess of £130,000

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