



THE ORCHARD RESTAURANT & THE ALBANY

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Reviso

The Albany Hotel, 87 - 89 Rochdale Road East, Heywood

Offers in Region of £450,000 | £4,333 pcm





The Albany Hotel, 87 – 89 Rochdale Road East

, Heywood

*** INVESTMENT OPPORTUNITY *** NO CHAIN / NO VAT / LARGE DETACHED COMMERCIAL BUILDING WHICH IS CURRENTLY BEING USED AS A PUBLIC HOUSE, RESTAURANT/FUNCTION ROOM & HOTEL / SIX EN-SUITE BEDROOMS TO FIRST FLOOR / FINISHED TO THE HIGHEST STANDARD & PERFECT FOR A NUMBER OF BUSINESSES / NO CONVERSION COSTS / CLOSE TO M62 MOTORWAY CONNECTION / VIEWINGS COME HIGHLY RECOMMENDED BUT STRICTLY BY APPOINTMENT ONLY ***

Tenure: Freehold

- Available Now
- Substantial Detached Property
- Suitable for a Number of Businesses
- Open Plan Bar Area
- Restaurant / Function Room
- Commercial Kitchen
- Six En-suite Bedrooms
- Cellar
- Car Park
- Viewings Essential





Entrance Vestibule

Front facing entrance door and double doors leading into the main building (bar area).

Bar Area One

15' 7" x 31' 10" (4.75m x 9.7m)

Two front facing double glazed windows, fully fitted bar with wooden panel detailing, seating area, open plan access to the two other bar area's, tiled and wooden flooring.

Bar Area Two

17' 12" x 12' 8" (5.48m x 3.85m)

Front facing double glazed Bay window, feature fireplace, seating or dining area, wooden flooring.

Bar Area Three

23' 4" x 15' 10" (7.12m x 4.82m)

Front facing double glazed Bi-fold doors with electric shutter, wooden counter, open plan access to the main bar, seating area, wooden flooring.

Male WC

8' 2" x 10' 7" (2.5m x 3.22m)

WC, urinals and pedestal sink in white, tiled walls and floor.

Female WC

7' 12" x 8' 11" (2.43m x 2.71m)

Two toilets, vanity hand basin in white, tiled walls and floor.

Cellar

Function Room / Restaurant

30' 9" x 41' 1" (9.38m x 12.53m)

Accessed to the side of the building with side facing entrance door and windows with electric shutters, the function room has been used as a restaurant with bar, a well presented room with large seating/dining areas and access to its own toilets and kitchen access.



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Male & Disabled WC

9' 5" x 15' 2" (2.86m x 4.63m)

Male toilet with WC, urinals and vanity hand basin, tiled walls and floor, disabled toilet with a two piece suite comprising WC and vanity hand basin, tiled walls and floor.

Female WC

10' 12" x 7' 4" (3.35m x 2.24m)

Female toilet with two cubicles and vanity hand basin, part tiled walls and tiled floor.

Commercial Kitchen

20' 5" x 14' 11" (6.22m x 4.55m)

Commercial Kitchen with side facing window, serving hatch to the function room and access to both the bar and restaurant (there will be an option to purchase the kitchen equipment if needed).

Storage

6' 5" x 9' 5" (1.96m x 2.86m)

Side facing door giving access to the side and rear of the property, second store room measuring (2.91m x 2.57m).

First Floor Landing

5' 8" x 18' 1" (1.72m x 5.5m)

Accessed via an internal staircase from the ground floor, Velux window, storage cupboards and access to bedrooms One to Four.

Bedroom One

12' 0" x 12' 5" (3.66m x 3.79m)

Side facing double glazed window, radiator, storage cupboard, wood effect laminate flooring, twin room, en-suite access.

En-suite

4' 11" x 4' 8" (1.49m x 1.41m)

Rear facing double glazed frosted window, three piece suite in white comprising of WC, vanity hand basin and shower cubical.





Bedroom Two

14' 1" x 12' 1" (4.29m x 3.68m)

Front facing double glazed window, radiator, wood effect laminate floor, family room, en-suite access.

En-suite

4' 11" x 4' 8" (1.5m x 1.42m)

Three piece suite in white comprising of WC, pedestal sink and shower cubical.

Bedroom Three

4' 11" x 5' 5" (1.49m x 1.64m)

Rear facing double glazed window, radiator, built in storage cupboard, twin room, en-suite access.

En-suite

4' 11" x 5' 5" (1.49m x 1.64m)

Three piece suite in white comprising of WC, pedestal sink and shower cubical.

Bedroom Four

16' 6" x 13' 1" (5.04m x 3.98m)

Front facing double glazed window, radiator, wood effect laminate flooring, family room, en-suite access.

En-suite

5' 8" x 6' 6" (1.73m x 1.98m)

Front facing double glazed frosted window, three piece suite in white comprising briefly of WC, pedestal sink and shower cubical.

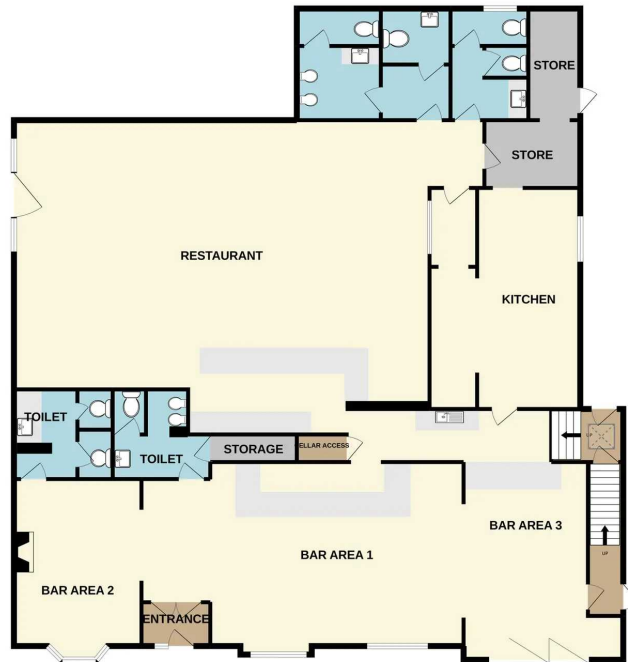
Bedroom Five

13' 9" x 19' 8" (4.2m x 6m)

Large family room with side and rear facing double glazed windows, wood effect laminate flooring. Modern fitted kitchen with a good selection of wall and base units, complimentary work surfaces, splash back tiling, sink & drainer, electric hob, extractor and oven, plumbed for automatic washing machine and rear facing double glazed window.



GROUND FLOOR
3337 sq.ft. (310.0 sq.m.) approx.



1ST FLOOR
1587 sq.ft. (147.5 sq.m.) approx.



TOTAL FLOOR AREA : 4924 sq.ft. (457.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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