

# FOR SALE

13 MARKET STREET, MANCHESTER, M26 1GF



# LOCATION



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THE GRAND HOTEL, IS LOCATED IN STONECLOUGH, A MARKET TOWN IN BOLTON, GREATER MANCHESTER. THE TOWN LIES IN THE IRWELL VALLEY, SEVEN MILES FROM MANCHESTER CITY CENTRE AND THREE MILES SOUTHEAST OF BOLTON.

IN THE 18<sup>TH</sup> AND 19<sup>TH</sup> CENTURIES, STONECLOUGH WAS AN IMPORTANT COAL AND COTTON TOWN BUT IT IS NOW PREDOMINANTLY RESIDENTIAL. THE AREA HAS MANY AMENITIES AND PLENTY OF WALKING ROUTES AND GREEN SPACES SUCH AS MOSES GATE COUNTRY PARK AND CLIFTON COUNTRY PARK.

STONECLOUGH IS SERVED BY JUNCTION 16 OF THE M60 MANCHESTER RING ROAD AND THE A56 PROVIDES DIRECT ACCESS TO THE MANCHESTER CITY CENTRE. THE M61 CONNECTS TO BOLTON AND PRESTON AND LINKS TO THE M6 MOTORWAY. THE AREA IS SERVED BY KEARLSEY STATION WHICH IS ON THE MANCHESTER TO PRESTON RAILWAY LINE.



# PHOTOS

13 MARKET STREET, MANCHESTER, M26 1GF



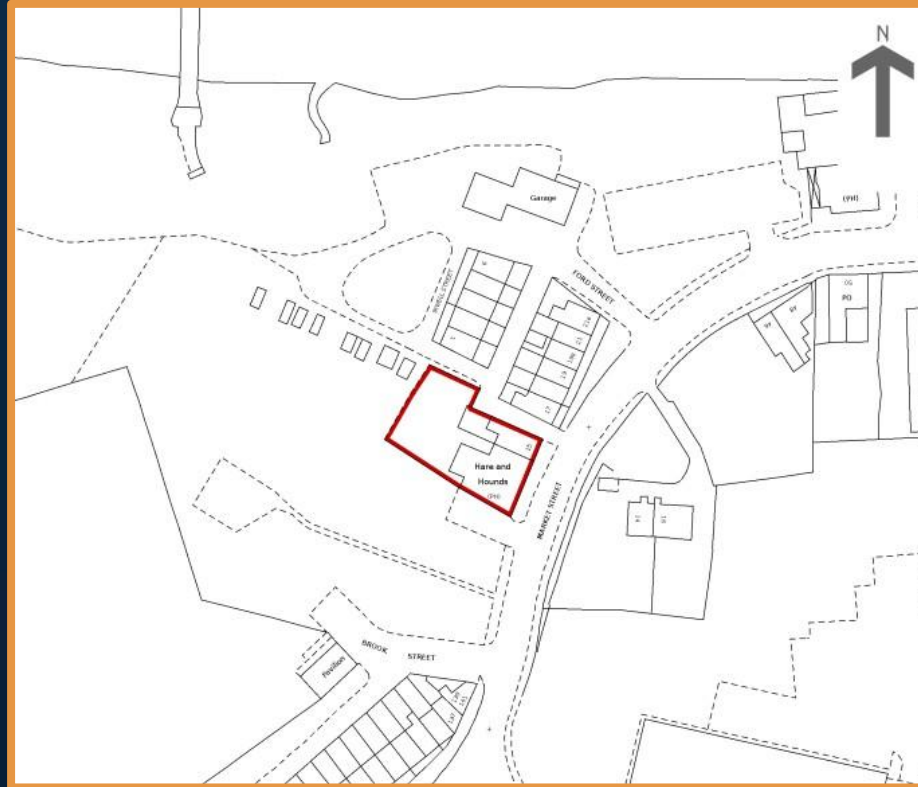
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# TITLE PLAN

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# DETAILS



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## DESCRIPTION

- TRADING HOTEL / FUNCTION VENUE
- 6 BEDROOMS
- DIRECT LINK TO MANCHESTER CITY CENTRE
- SIZEABLE, DETACHED PROPERTY
- GROUND FLOOR FUNCTION SPACE
- TRADE GARDEN (100+) AND CAR PARK (25)
- (150 COVERS APPROXIMATELY)
- FULLY REFURBISHED THROUGHOUT
- DEVELOPMENT OPPORTUNITY (STPP)
- CURRENTLY TRADING SOLD VACANT

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## TENURE

- FREEHOLD

## PRICE

- £525,000 (WE UNDERSTAND THERE IS NO VAT PAYABLE)

# ENQUIRIES

13 MARKET STREET, MANCHESTER, M26 1GF



 SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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