



The Ox

Freehold

Offers in the Region of **£250,000 Plus VAT**

The Ox, 138 New Road, Littleborough, Rochdale, OL15 8NL

AT A GLANCE

- Detached Public House
- Fronting Busy A58
- Alternative Use Potential
- Currently Closed
- Densely Populated Residential Area
- 3 Bedroom Living Accommodation

Viewing And Further Information

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PROPERTY

A detached property of red brick construction extending to 2 storeys under a pitched slate roof.

Inner entrance porch leading through to a multi section bar area with central bar servery, part stone floors and open fire. There is a raised area previously used as a games room with dart throw and pool playing area. Ladies and Gentleman's toilets, beer cellar and general store.

The living accommodation is arranged over the first floor and briefly consist of 3 bedrooms, lounge, kitchen and bathroom. There is a small yard area to the rear that was used as a beer garden.

Please note the car park to the side is not in our clients ownership and not included in the sale.

PLANNING

The property is not listed.

UTILITIES

All mains services are connected.

MEASUREMENTS

Total site area extends to 0.030 Acres. The ground floor area extends to 1,323 Sq Ft. Measurements taken from an online digital mapping platform.

FIXTURES & FITTINGS

No fixtures and fittings on site.



THE BUSINESS

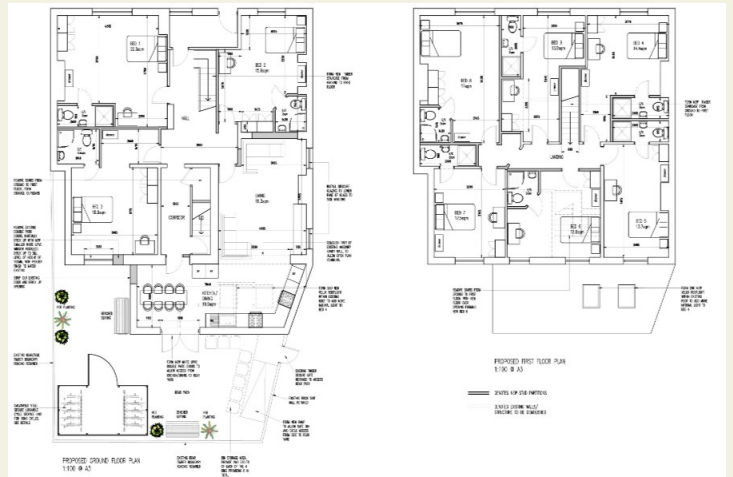
The property is closed and not trading therefore no trading figures are available.

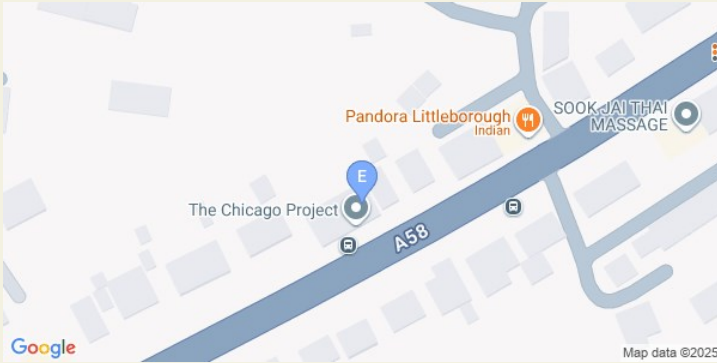
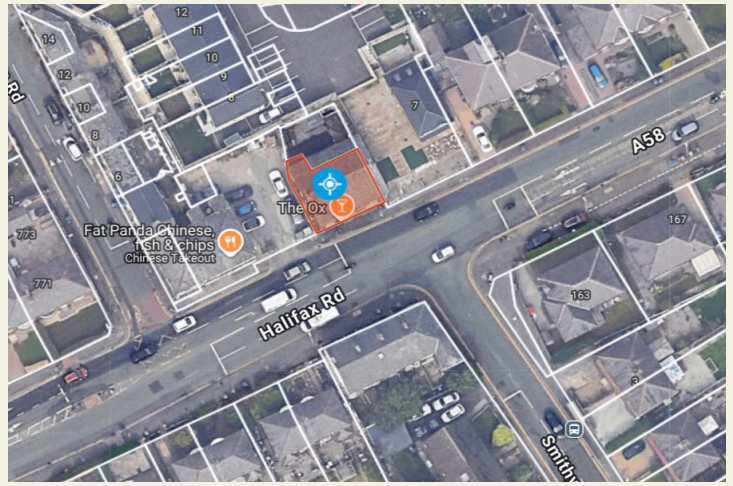
RATES & CHARGES

The rateable value has been assessed at £5,000 PA.

TENURE

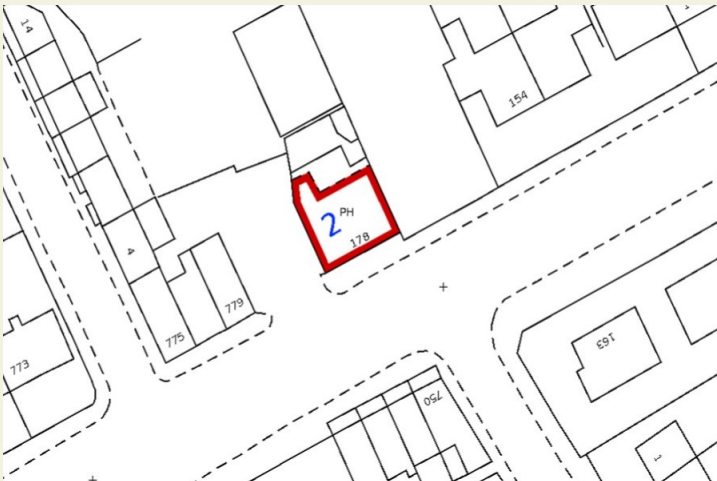
The property is held on a long lease from the Local Authority for 997 years from 1st May 1816, expiring on 1st May 2813 having 787 years unexpired.



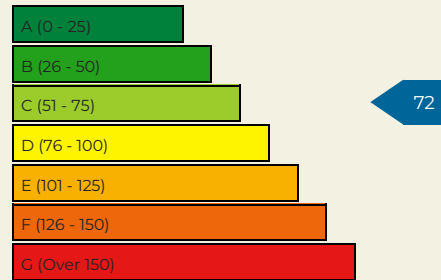


LOCATION

The Ox is located in a prominent position fronting the A58 Halifax Road at the traffic light junction with Smithy Bridge Road. The A58 is an extremely busy road with an estimated road count of 20,000 vehicles per day. The surrounding area is made up of local retail outlets and a high degree of residential housing.



EPC



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