



Grapes Inn

Peel Lane, Heywood, Rochdale, Lancashire OL10 4PR

Tenure

Freehold

Price

£250,000

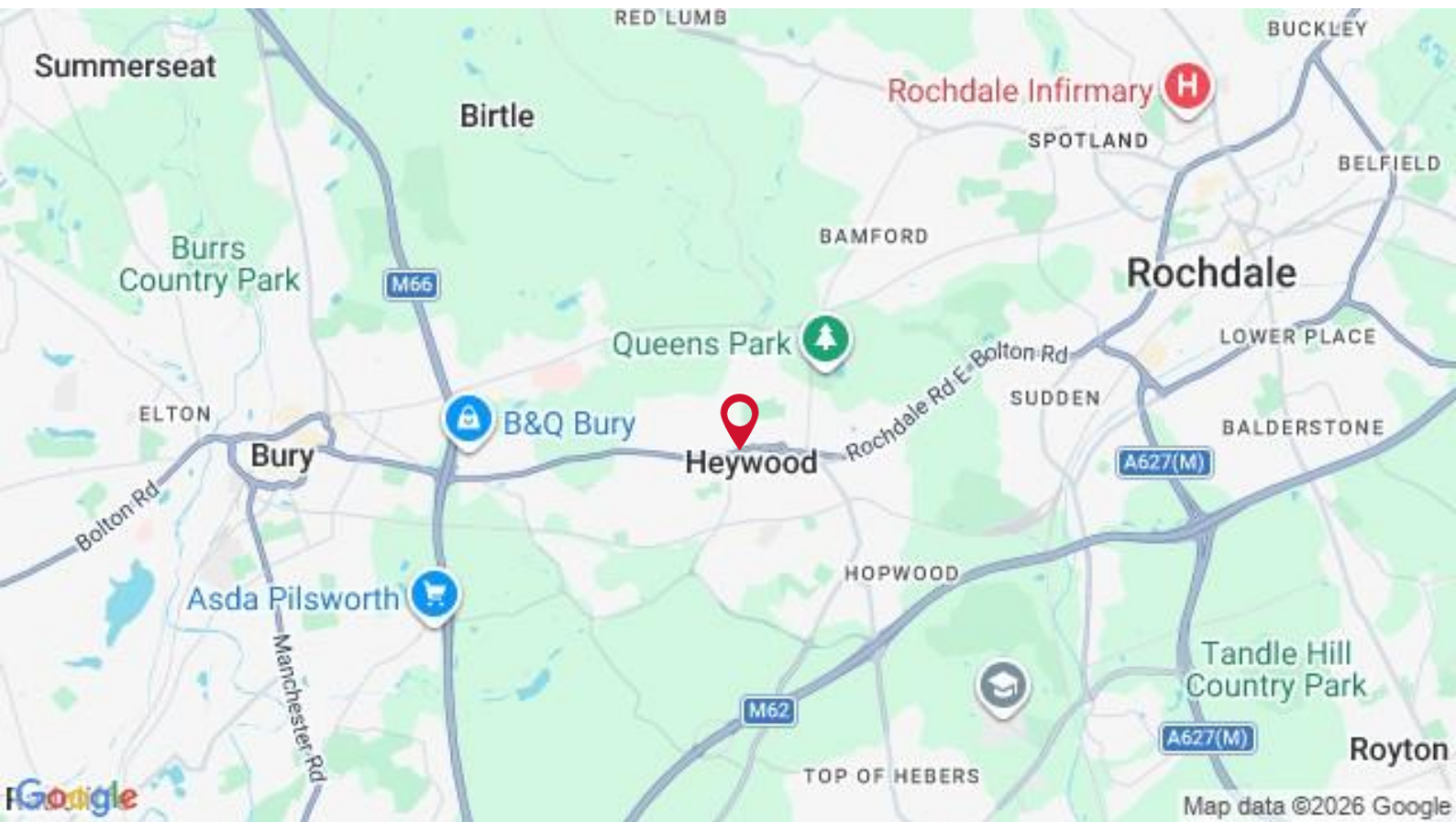
- Community locals pub
- Lounge, snug and vault.
- Ex function room & 3 bed flat to 1st floor
- Site area approximately 0.523 acres
- May suit alternative use (STP)

Fleurets



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Location

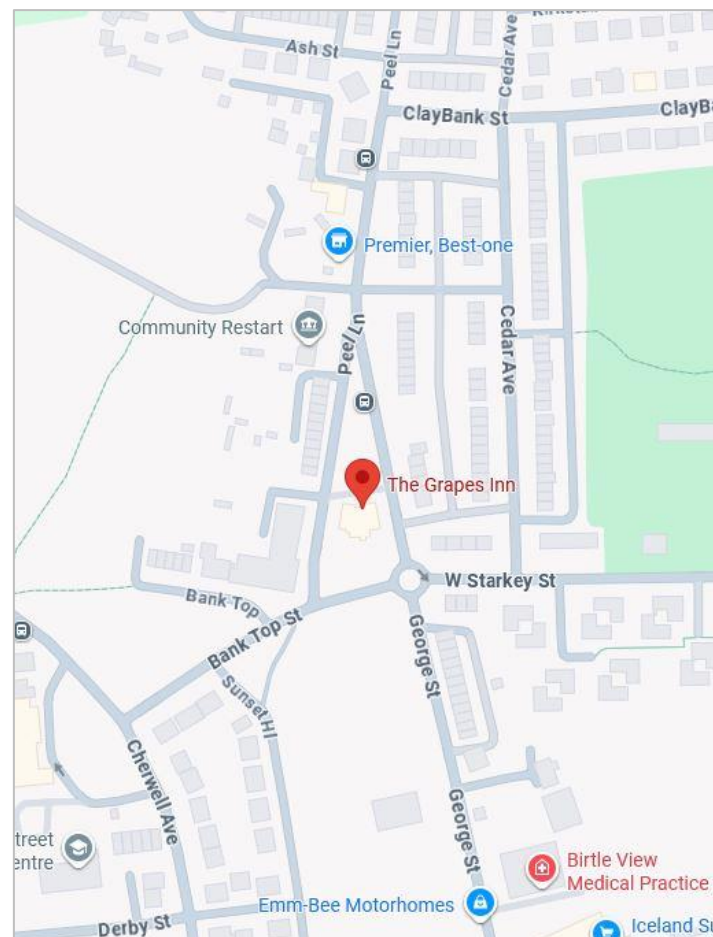
The Grapes is located in a residential housing estate, on a triangular plot between Peel Lane, George Street and Bank Top Street, approximately 1/2 mile north of Heywood town centre.

Heywood itself sits on the south bank of the River Roch, approximately 8 miles north of Manchester city centre, 2 miles east of Bury, and 4 miles southwest of Rochdale. It is reported to have a population of approximately 30,000 people.

Description

A 1920's, two storey detached property with brick elevations beneath a pitched slate roof, with single storey lean-to slate roof additions to the rear. Enclosed yard to the rear.

The building occupies a total site area of 0.523 acres and benefits from a surfaced and lined car park with a potential capacity for 15-20 cars.



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Trade

The business is closed and will not be sold for pub use.

Accommodation

Briefly comprises;

Ground Floor

A series of interconnected rooms arranged around a central bar area. The main entrance leads directly through to the main bar area and it has a non-slip floor, together with a serving counter with timber fascia & top, with metal footrest. Ladies & gents customer toilets. There is a Snug Room to the left hand side with non-slip floor and fixed vinyl seating to the perimeter. There is a Vault to the rear left hand side and this has a non-slip floor, fixed timber seating to the perimeter and a darts area. This room also benefits from serving counter with timber fascia & top. To the right hand side is a Lounge with carpeted floor, feature fireplace and fixed upholstered seating to the perimeter. To the rear is a washroom, store room and office.

First Floor

Ex function room (The Assembly Room"), now used for storage. Private living accommodation comprises; 3 bedrooms, lounge, kitchen, bathroom and WC.

Basement

Beer cellar and x2 store rooms.

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Offers are invited on an unconditional basis and must be accompanied by proof of funds. Upon acceptance of their offer, the buyer will be required to pay a £2,000 non-refundable deposit and they will be expected to exchange contracts within 6 weeks of receipt of draft contract.

Site Area

Site Area approx. 0.52 acres

The Site area is taken from Edozo Maps. This information is ONLY to be used as an indicative guide to the size of the unit.

Fixtures & Fittings

The majority of fixtures and fittings have been removed from the property.

Planning

The Grapes Inn is not a listed building and does not lie in a Conservation area.

Development

It is felt that this site would most likely suit a roadside retail or residential development for an alternative use purchaser, subject to the necessary planning consent and permissions.

Licence

The premises licence will be surrendered on sale and will not be passed to the purchaser.



Business Rates & Council Tax

The property is in an area administered by Rochdale Council.

2026 Rateable Value £3,500

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band A for council tax purposes.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

Viewing

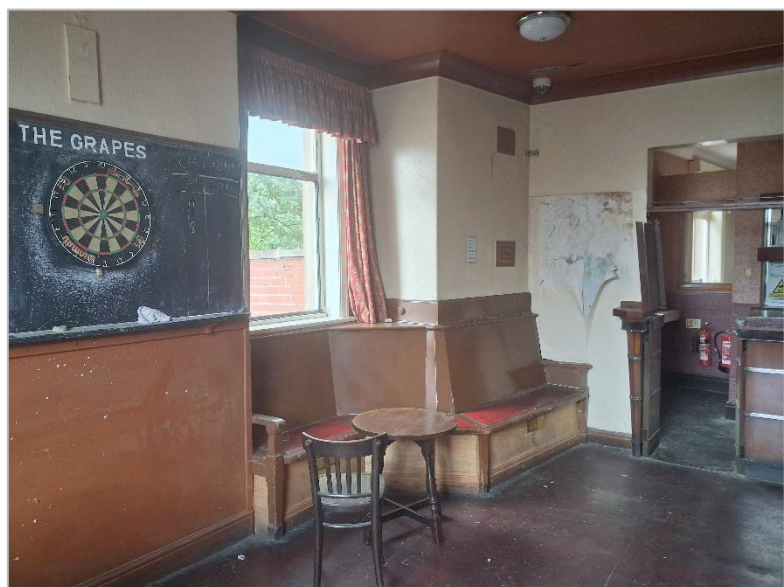
Strictly by appointment only through Fleurets Northwest office on 0161 683 5445.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

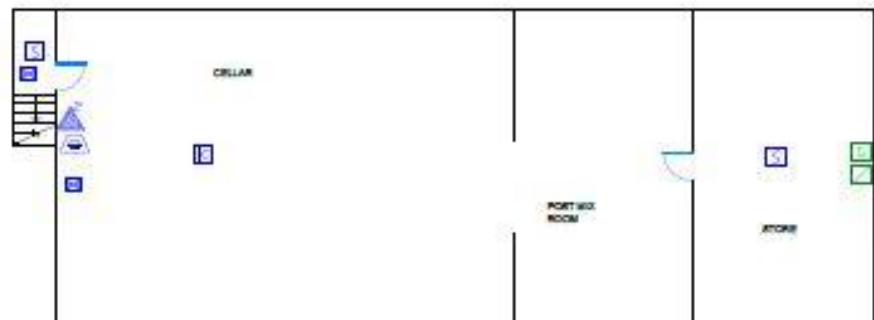
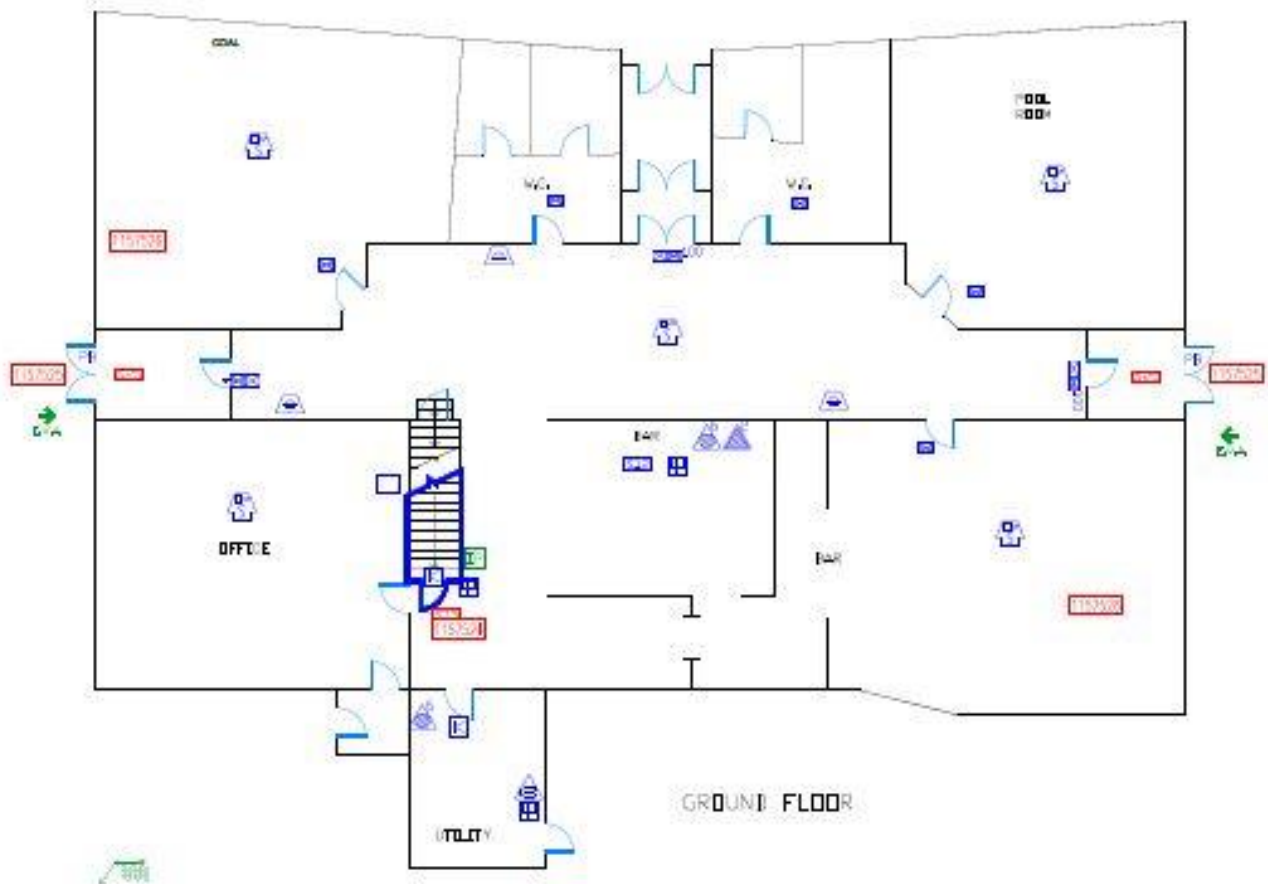
Money Laundering

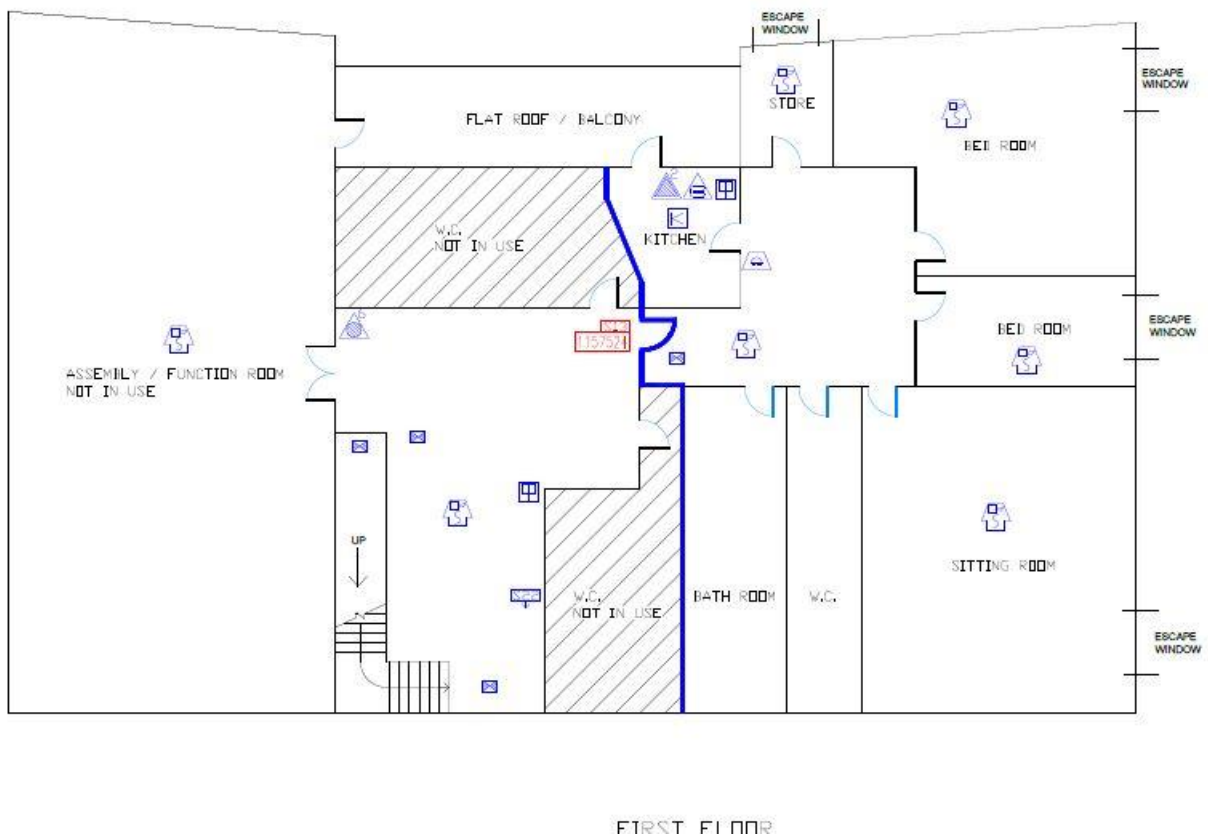
The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.



Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





Site Plan for Identification Purposes Only



For further information please log onto **fleurets.com** or contact:

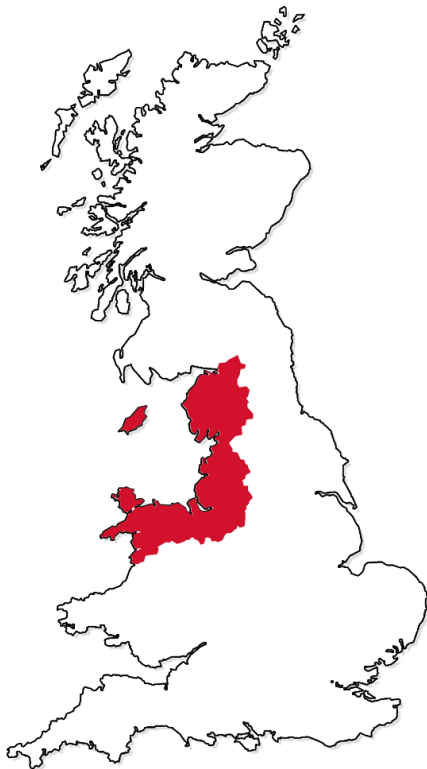
Tim Martin

Divisional Director

☎ 0161 683 5445

☎ 07787 552909

✉ tim.martin@fleurets.com



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Our Regions

London

20-22 Bedford Row,
London WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

North West

☎ 0161 683 5445

✉ northwest@fleurets.com

North

☎ 0113 234 0304

✉ north@fleurets.com

West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

South

☎ 01273 429500

✉ south@fleurets.com

East

☎ 01223 402600

✉ east@fleurets.com