



Royal Oak

Freehold

Offers in the Region of **£445,000** Excluding VAT (if applicable)

Royal Oak, 275 Sheffield Road, Glossop, High Peak, SK13 8QY

AT A GLANCE

- Detached Stone Built Property
- Four Trading Areas
- Beer Garden and Front Decking
- Ground Floor Footprint 3,765 sq ft
- Spacious Domestic Accommodation
- Car Park
- Site Area - 0.362 acres
- Suitable for a number of Alternative Uses (STPP)

Viewing And Further Information

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PROPERTY

The Royal Oak is a three and single storey detached property of stone elevations beneath pitched tiled and flat roofs. The building is believed to have been built in 1818 as a public house to cater for the trade going over the Snake Pass Turnpike road. The ground floor accommodation briefly comprises an entrance hall leading to the trading areas. The main bar to the rear has a large timber bar servery, tiled flooring and various loose tables and chairs. The front bar has fixed perimeter seating and a feature fireplace; pool room with fixed perimeter seating and tiled floor. The rear dining room has a feature fireplace and part timber panelled walls.

The property also benefits from Ladies and Gents W.C.s, commercial kitchen, fridge/freezer store and dry store room; and ground floor beer cellar.

The spacious upper floors briefly comprise 5 rooms, office, domestic kitchen, with door to rear roof terrace, and bathroom over the first floor. The loft is accessed via folding steps on the first floor landing and the 3 loft rooms offer potential to convert into additional accommodation.

To the exterior, the Royal Oak benefits from a timber decking area to the front, providing an outdoor drinking terrace; an enclosed drinking patio to the side, and a tarmac car parking with approximately 10 spaces.

PLANNING

The local authority is High Peak Council. We are advised that the property is neither Listed nor situated in a conservation area. Prospective purchasers are advised to make their own enquiries.

UTILITIES

We understand all mains services are connected.

MEASUREMENTS

The ground floor footprint of the property is 3,765 sq ft and the overall site measures c. 0.362 acres, (Measurements are taken from digital mapping and are approximate).

FIXTURES & FITTINGS

An inventory will not be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



THE BUSINESS

The pub has ceased trading and no trading information is to be sold or warranted. The current owners purchased the property in 2014. The property was subsequently leased to a tenant. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

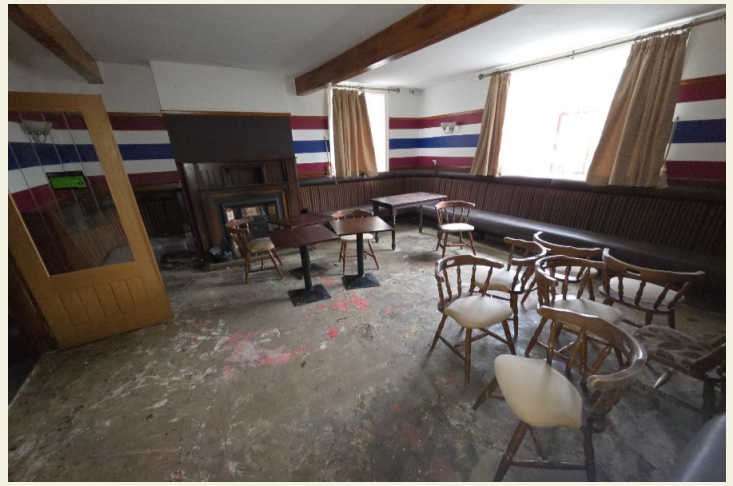
Current rateable value (from 1 April 2023) of The Royal Oak has been assessed at £8,000.

TENURE

The Property is held on 2x Long Leasehold / Virtual Freehold titles (DY250639 & DY268662).

The Leases are for a term of 999 years from 25/03/1919, with approximately 892 years unexpired.





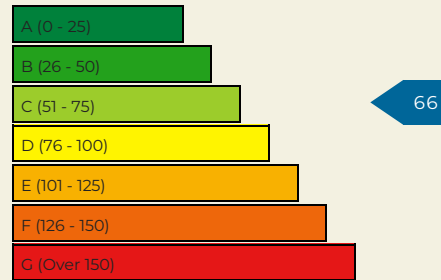
LOCATION

The Royal Oak is a large pub, located on the very western side of Glossop on Sheffield Road, the main A road which goes over the Snake Pass towards Yorkshire. The site is located in a sustainable location close to the edge of the built up area boundary as well as the Peak Park boundary. The centre of Glossop (taken as junction of Sheffield Road and Norfolk Street) is 1450m away.

Glossop is a market town in the borough of High Peak, Derbyshire. Glossop lies approximately 15 miles (24 km) east of Manchester, 24 miles (39 km) north-west of Sheffield and 32 miles (51 km) north of Matlock. Near Derbyshire's borders with Cheshire, Greater Manchester, South Yorkshire and West Yorkshire, between 150 and 300 metres (492 and 984 ft) above sea level, it is bounded by the Peak District National Park to the south, east and north. In 2021, it had a population of 17,825.



EPC



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