



File Ref: NW-323660

# Hare & Hounds

Dooley Lane, Marple, Stockport, Greater Manchester SK6 7EH



Tenure  
**Freehold**

Price  
**£500,000 +VAT**

- Destination foodhouse
- Lounge & dining room
- Catering kitchen
- Car park & beer patio
- 3 bed private flat



**Tim Martin**

**Divisional Director**

☎ 0161 683 5445

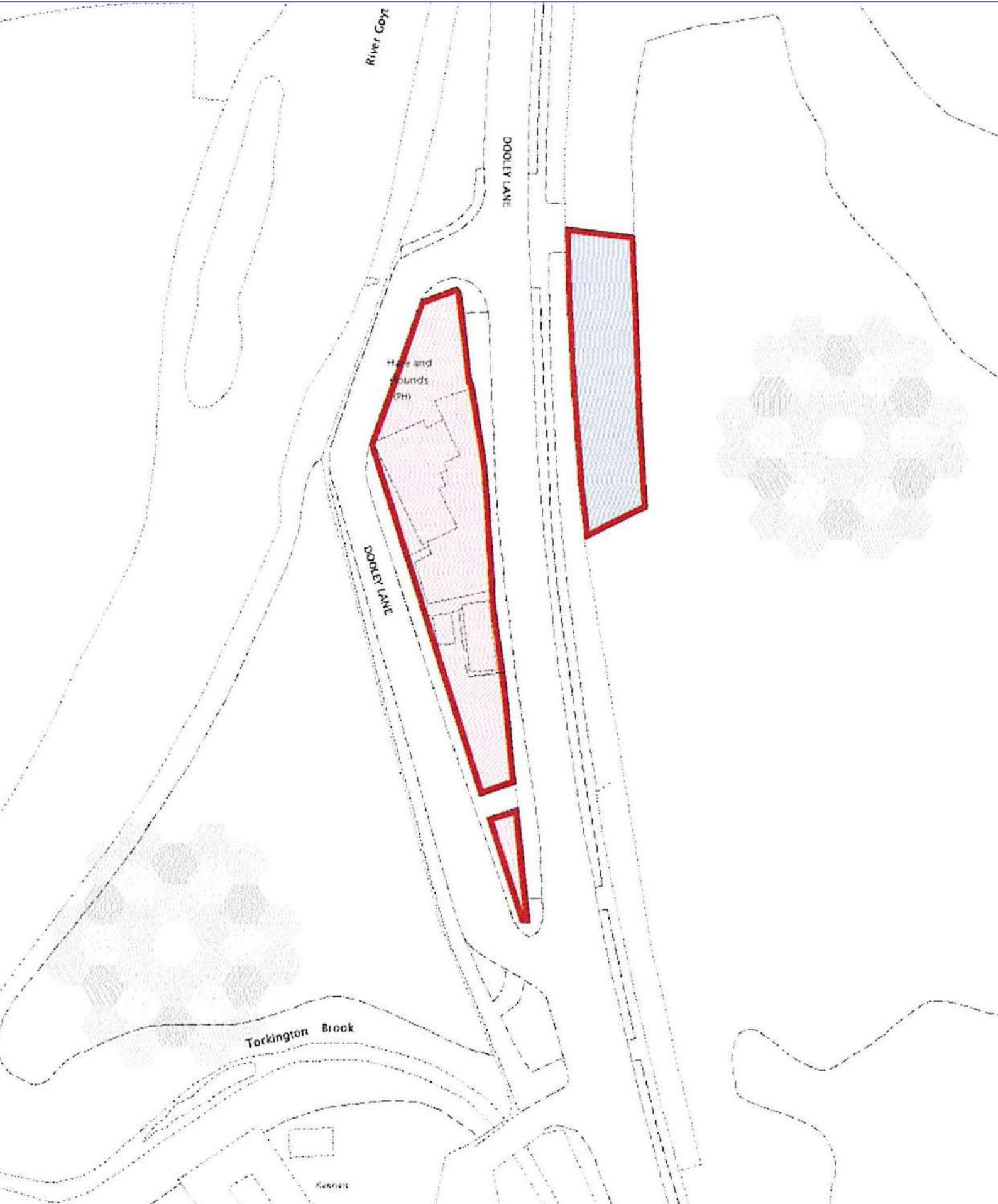
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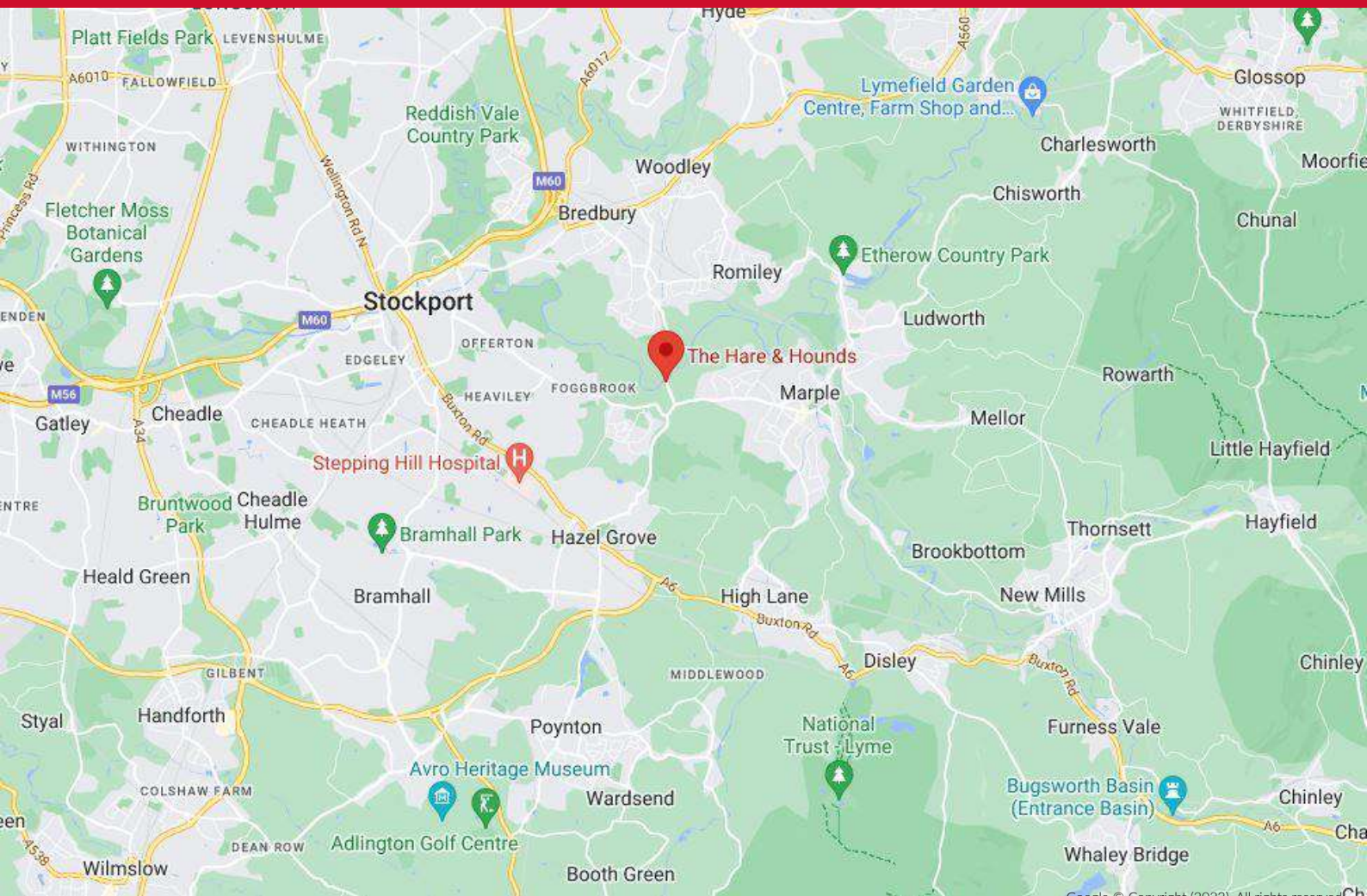


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## Location

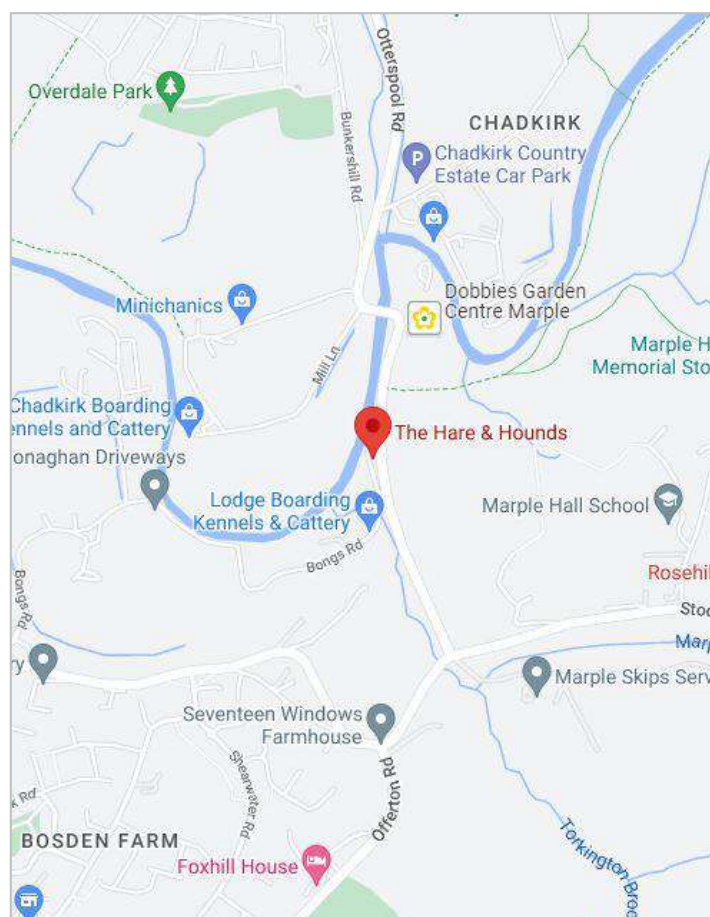
The Hare & Hounds lies close to Romiley, three miles east of Stockport and two miles southeast from junction 25 of the M60 and Bredbury. The Hare & Hounds fronts the A627 close to its junction with the A628 and Offerton Green. It is close to Wyevale Garden Centre and Chadkirk Country Park.

## Description

A detached two storey property with rendered and painted elevations beneath a pitched slate roof. Single storey addition beneath pitched tile and conservatory style roofs. Single storey flat roof addition to the front. Car park for approximately 20 vehicles. Beer patio.

## Viewing

Please note this property is closed, therefore viewings are Strictly by appointment through Fleurets Northwest office on 0161 683 5445.



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## Trade

The Hare & Hounds is currently closed and boarded, it formerly traded as a destination foodhouse, with a trade split of approximately 70/30% in favour of food.

We feel that this pub represents an excellent opportunity for a new licensee to re-establish the Hare & Hounds as the leading destination foodhouse in the area.

## Accommodation

### Ground Floor

Open plan trading area, effectively divided into bar and restaurant. The bar area is on a split level, with carpeted floor and beamed ceiling. The servery has a tiled apron to the front. There is a casual seating area before the restaurant, which has a tiled floor.

The restaurant previously catered for approximately 40 covers and is on a split level leading into the conservatory. This is carpeted with part papered walls and a beamed ceiling. The catering kitchen has an alto floor covering. Ladies and Gents customer toilets.

### First Floor

Private accommodation comprising; living room with an open plan kitchen, bathroom, three bedrooms, office and store room.

### Basement

Beer cellar & store area.

## Tenure

Freehold

## Floor Area / Site Areas

Total Floor area approx. 352 sq m GIA (3,788.8 Sq ft)

Total Site area approx. 0.442 Acres

The Floor Area is taken from the EPC and 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.

(Please note that the total site area comprises 0.292 acres within the area shaded red on the Title Plan, and 0.15 acres within the area shaded blue on the Title Plan, being in the plot opposite the pub.)

## Overage Clause

The vendors will seek an overage payment should a purchaser obtain planning permission for residential use at a later date. The overage will apply for 25 years from the date of the grant of any planning permission and the owner and seller will share equally in any uplift in the market value.

Further details on request.



## Licence

Wellington Pub Company holds the premises licence for this site and full details will be supplied to interested parties.

## Business Rates

The property is in an area administered by Stockport Council. The VOA website shows from 1st April 2023, the Rateable Value has been assessed at £16,500.

## Services

We are advised that mains water, electricity and gas are connected.

## 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.

## EPC

The property has an EPC rating of C.

## 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.

## Sale Conditions

- Each party is to be responsible for their own costs incurred in this transaction.
- The Purchaser will be required to pay an abortive legal fee deposit of £5,000 (to be held by the Vendor's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Vendor's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The Vendor has never occupied nor traded from the property which forms part of the Vendor's large tenanted estate. As result, the Vendor does not provide CPSE's or other similar pre-contract enquiries. The Vendor will endeavour to provide its standard replies to enquiries and replies to specific enquiries relevant to the property or transaction.
- The Vendor will undertake to provide timely responses to the Purchasers enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the Vendor is unable show good title or withdraws from negotiations within the required time (save where due to the Vendor revising the agreed terms). If exchange shall not occur within the required time, the Vendor shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

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- ▶ Market Intelligence
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