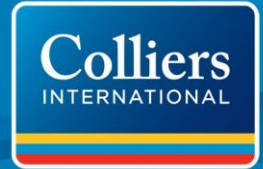


# FREEHOLD FOR SALE



## The Romper Inn, Ridge End, Marple, Stockport SK6 7ET

- Attractive rural location approximately two miles north of Marple town centre
- Ground floor trading accommodation
- First floor living accommodation
- Overall the site extends to 1.13 acres
- Possible alternative use STP

## CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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Property Ref: 306572

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Manchester  
M2 1HW  
0161 831 3300

[www.colliers.com/uk/leisure](http://www.colliers.com/uk/leisure)

Offers in Excess of £300,000 plus VAT, if applicable

# The Romper Inn, Ridge End, Marple, Stockport SK6 7ET



## LOCATION

The Property is located on the outskirts of Marple, Stockport, in a rural location approximately two miles north of Marple town centre. Popular location close to Ridge Quarry and Stanleyhall Woods. Nearby properties are private residential and farm buildings.

## DESCRIPTION

Two storey detached public house of stone elevations, partially rendered, set beneath a pitched slate covered roof. Single storey extension to the side.

## ACCOMMODATION

### Ground Floor

Trading accommodation is over split-levels providing reception bar, lounge and dining for approximately 40 covers. Catering kitchen and stores. Customer toilets.

### First Floor

Living accommodation providing four bedrooms, lounge, kitchen, office and bathroom.

### External

Beer patio and timber decking to the front. Car park and overflow car park to the side of Bridge End.

## PLANNING

All further enquiries regarding planning matters should be directed to the local authority.

## TENURE

Freehold.

## PRICE

Offers in Excess of £300,000.

## RATEABLE VALUE

The Property is listed on the 2010 Valuation list as having a rateable value of £20,175.

## LICENCES

The property will be sold with the benefit of a premises licence.

## FIXTURES & FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded. Those fixtures and fittings, save third party items, left in the property on completion will be assumed to have been abandoned and there is no requirement for these to be removed by the Vendor.

## EPC RATING

Band: E

## VAT

VAT, if applicable, will be payable in addition to the purchase price.

## The Romper Inn, Ridge End, Marple, Stockport SK6 7ET

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### VAT & CONVERSION OF A COMMERCIAL BUILDING TO A RESIDENTIAL DWELLING

As of June 1 2008 VAT law has changed. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form: Certificate to disapply the option to tax: Buildings to be converted into dwellings etc. Colliers can provide this form if required. The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings. A copy can be found at [www.hmrc.gov.uk](http://www.hmrc.gov.uk).

### LEGAL & PROFESSIONAL COSTS

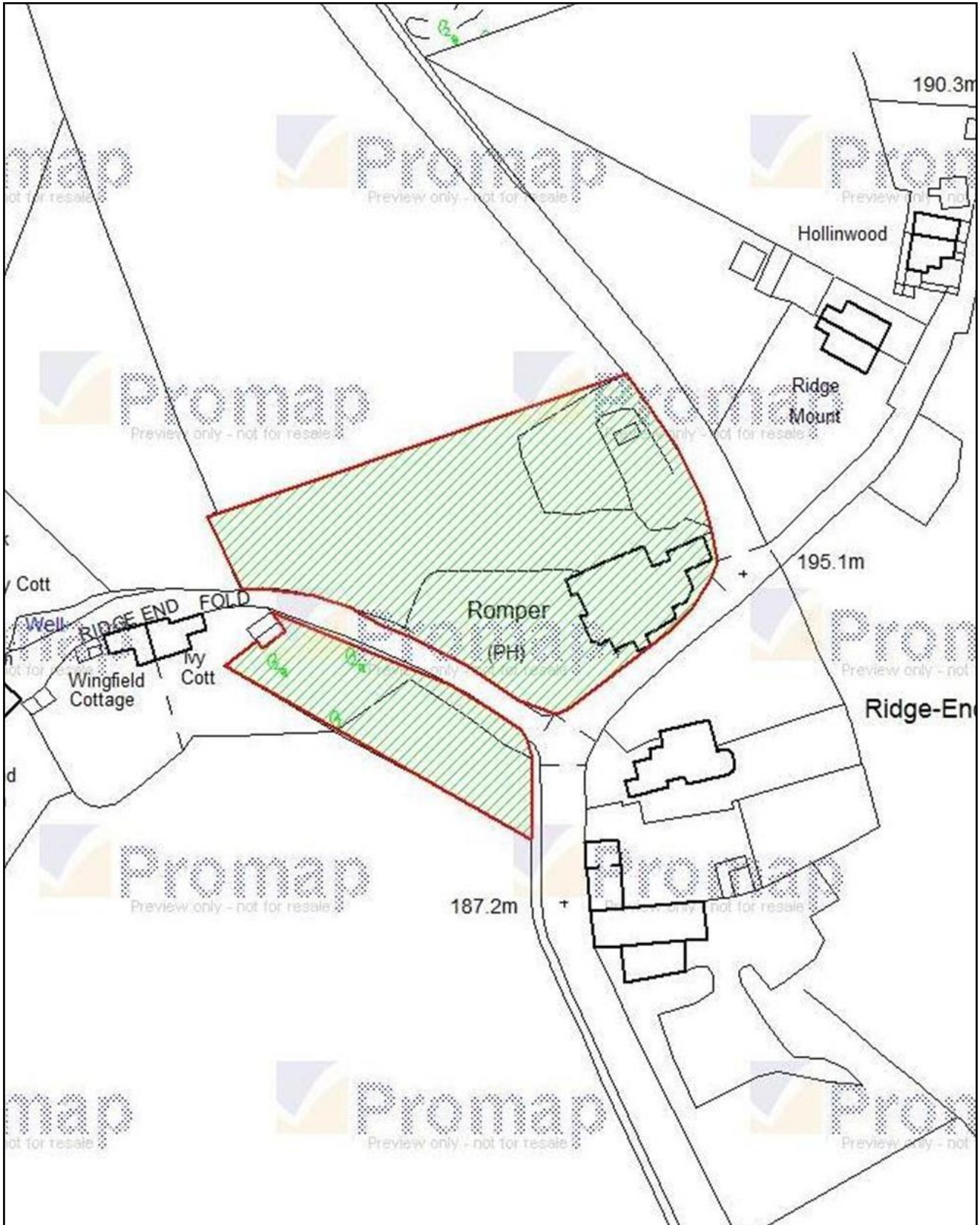
Each party is to be responsible for its own legal and professional fees in connection with this transaction.

### FURTHER INFORMATION & VIEWING

All requests for further information and viewing should be made through sole agents, Colliers International.

To view details of other properties we are marketing visit our website at [www.colliers.com/uk/leisure](http://www.colliers.com/uk/leisure).

# The Romper Inn, Ridge End, Marple, Stockport SK6 7ET



## Misrepresentation Act

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25/06/2014

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