

FOR SALE

9,598 sq ft (891.6 sq m)
and 4,429 sq ft (411.5 sq m) respectively



THE BARLEYCORN PUBLIC HOUSE

**AND 124 BARLOW MOOR ROAD
WEST DIDSBURY**

LEISURE / RESIDENTIAL / OFFICE

LOCATION

The Barleycorn Public House is prominently located fronting Barlow Moor Road, in an established residential area, which is one of the main routes through West Didsbury, a prosperous suburb of South Manchester.

Junction 5 of the M60 Motorway is 0 mile away and accessed via Princess Road (A5103) providing direct access to the national motorway and beyond.

East Didsbury Railway Station is approximately 2 miles to the east of the property and provides regular commuter services to Manchester City Centre (10 minutes). There are regular bus services provided on Barlow Moor Road to Manchester City Centre and the principle South Manchester towns.

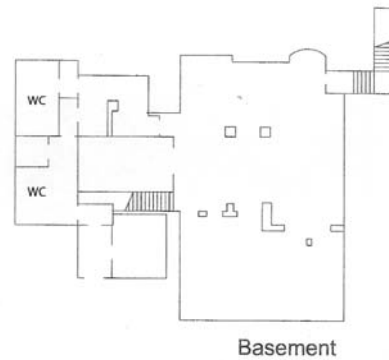
DESCRIPTION

The Barleycorn Public House comprises of: basement, ground and two upper floors, with a total net internal area of approximately 9,598 sq ft (891.6 sq m). Both the basement and the ground floor are used as a Public House with additional kitchen, cellar and WC facilities.

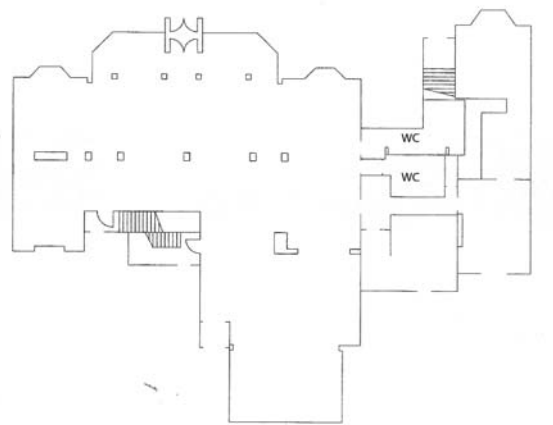
The first and second floors of the Public House are utilised as residential accommodation with access provided via a timber staircase.

124 Barlow Moor Road is a four storey Victorian building connected to the Barleycorn Public House. The basement and ground floor is used as part of the Barleycorn with the first and second floor used as residential accommodation. The floor areas will have to be verified upon inspection.

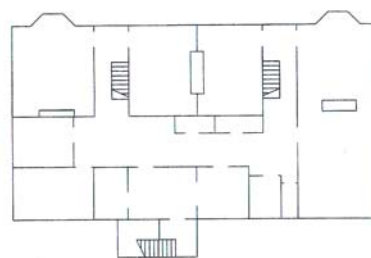
To the rear of the building, there is a car park accessed via Old Lansdowne Road with a capacity for approximately 20 cars.



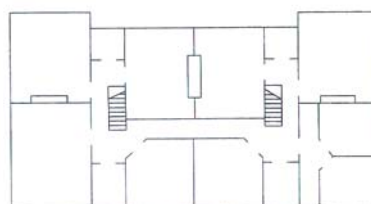
Basement



Ground



First



Second

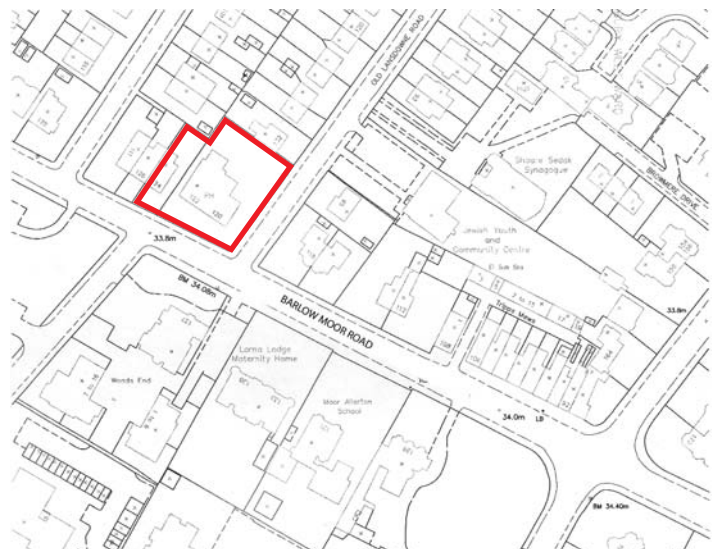


ACCOMMODATION

BARLEYCORN PUBLIC HOUSE AND
 124 BARLOW MOOR ROAD

BARLEYCORN PUBLIC HOUSE FLOOR AREAS

Accommodation	Gross Area	Net Area
Basement	2,607 sq ft	1,629 sq ft
Ground Floor	4,752 sq ft	4,823 sq ft
First Floor	2,348 sq ft	1,672 sq ft
Second Floor	2,081 sq ft	1,474 sq ft
TOTAL AREA	11,788 sq ft	9,598 sq ft



TENURE

Freehold

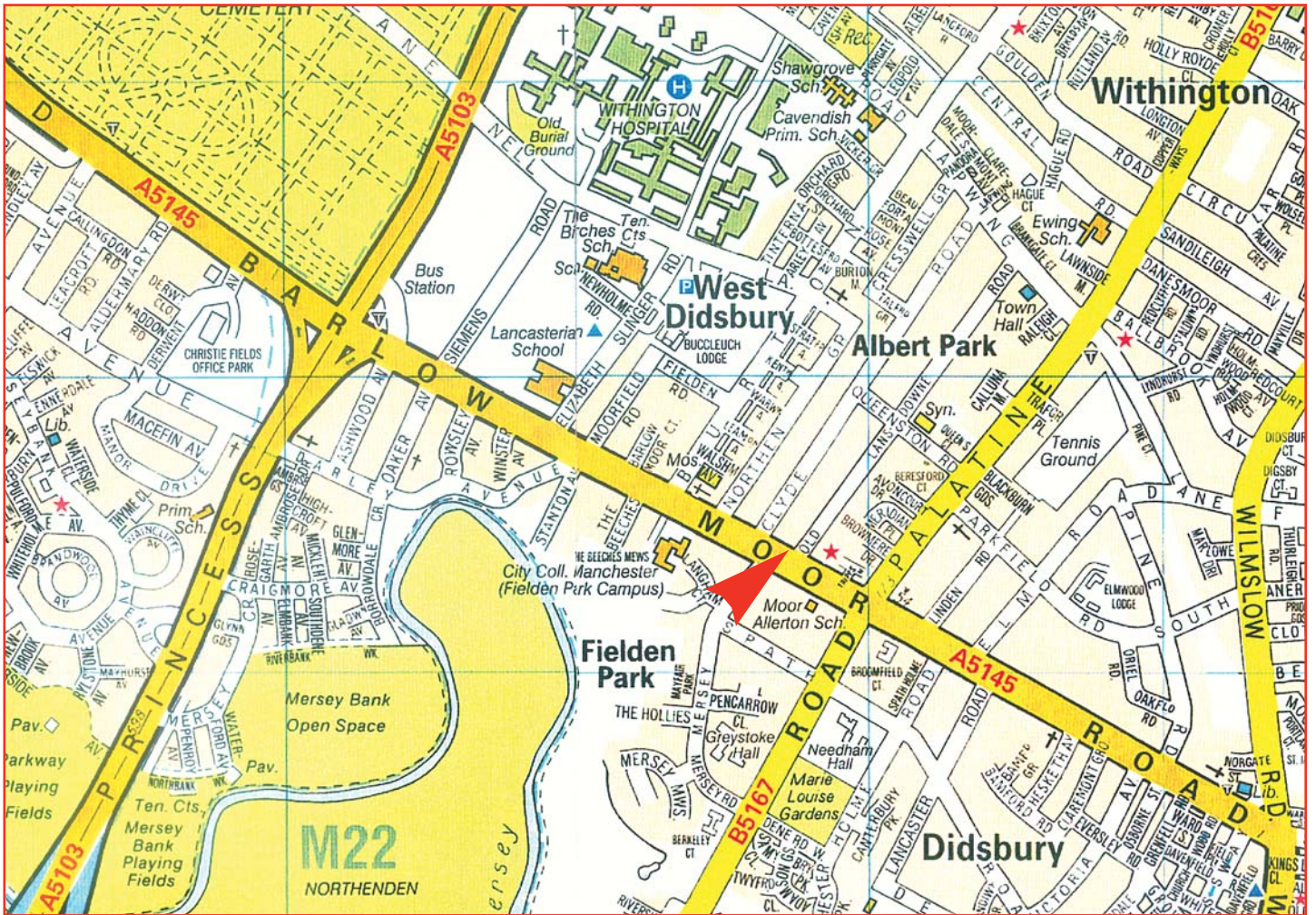
PLANNING

The property is situated within Albert Park Conservation Area. We recommend that purchasers make their own enquiries to the planning department of Manchester City Council.

FURTHER INFORMATION/VIEWING

Strictly by appointment only with the sole agents, WHR Property Consultants. Contact:

- | | |
|-----------------|---------------|
| Joshua Levy | 0161 228 1060 |
| Oliver Basger | 0161 228 1001 |
| Will Lewis | 0161 228 1061 |
| Paul Codling | 0161 228 1099 |
| Michael Hawkins | 0161 228 1119 |



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WHR Property Consultants LLP

Peter House, Oxford Street, Manchester M1 5AN

Telephone: 0161 228 1001 Facsimile: 0161 228 0001

Email: info@whrproperty.co.uk www.whrproperty.co.uk