



The Millstone, 31 Blackley New Road, Manchester M9 8ES



CAL MANAGEMENT LTD (IN ADMINISTRATION) ON
THE INSTRUCTIONS OF ZOLFO COOPER JOINT
ADMINISTRATORS OF CAL MANAGEMENT LTD

- Detached two storey public house
- Ground floor trading accommodation
- First floor living accommodation
- Residential locality on the licensed and leisure outskirts of the city centre

OFFERS IN EXCESS OF £50,000 +VAT

CONTACT US

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

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Property Ref: 21370

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The Millstone, 31 Blackley New Road, Manchester M9 8ES



LOCATION

The property is located approximately two miles North of Manchester city centre in the residential area of Blackley. The property is situated on the junction of Blackley New Road and Mill Brow close to North Manchester General Hospital and the Hexagon Tower Offices.

DESCRIPTION

The property is a detached two storey building of brick elevations set beneath a pitched slate covered roof. Due to the topography of the site there is ground floor access to the basement at the rear. Enclosed rear yard and small beer patio to the front.

ACCOMMODATION

Ground Floor

Traditional trading accommodation providing a public bar and games room. Customer toilets and former catering kitchen to the rear.

First Floor

Living accommodation providing two bedrooms, lounge, bathroom and storeroom.

Basement

Beer cellar and stores.

External

Small beer patio to the front and rear enclosed yard.



PLANNING

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

RATEABLE VALUE

The premises are recorded on the 2010 Valuation List as having a rateable value of £3,000.

LICENCES

The property trades with the benefit of a premises licence.

TENURE

The property is held on a 999 year lease which commenced in July 1862.

FIXTURES AND 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.

VAT

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

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.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

FURTHER INFORMATION AND VIEWING

All viewings must be made by appointment through sole agents, Colliers International.

Not what you're looking for? Why not visit our website at www.colliers.com/uk/leisure and view details of other properties we are marketing.

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

01/03/2012

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Energy Performance Certificate

Non-Domestic Building



MILLSTONE
31, Blackley New Road
MANCHESTER
M9 8ES

Certificate Reference Number:
0291-3001-0914-0101-1595

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **149**

This is how energy efficient
the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 221
Building complexity
(NOS level): 3

Benchmarks

Buildings similar to this one
could have ratings as follows:

38

If newly built

64

If typical of the
existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.4.a using calculation engine SBEM v3.4.a

Property Reference: 214951090001

Assessor Name: Andrew Whelan

Assessor Number: BREC400116

Accreditation Scheme: BRE Global

Employer/Trading Name: EPCforProperty

Employer/Trading Address: 9, Newfield Road, Hagley, Stourbridge, West Midlands, DY9 0JP

Issue Date: 19 Sep 2009

Valid Until: 18 Sep 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0121-0141-9940-1091-5006

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**