



The Grand Hotel

13-15 Market Street, Stoneclough, Radcliffe, Manchester, Greater Manchester, M26 1GF

Tenure: Freehold

Price: £570,000

Ref: 94073

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Direct Link to Manchester City Centre
- Sizeable, detached property
- Ground floor function space (150)
- Six letting rooms
- Trade garden (100+) and car park (25)
- Fully refurbished throughout
- £2,500 P/A income from leased lockers
- Development Opportunity (STPP)

Location

The Grand Hotel, formerly known as The Hare & Hounds public house, is located in Stoneclough, a market town in Bolton, Great Manchester. The town lies in the Irwell Valley, seven miles from Manchester city centre and three miles southeast of Bolton.

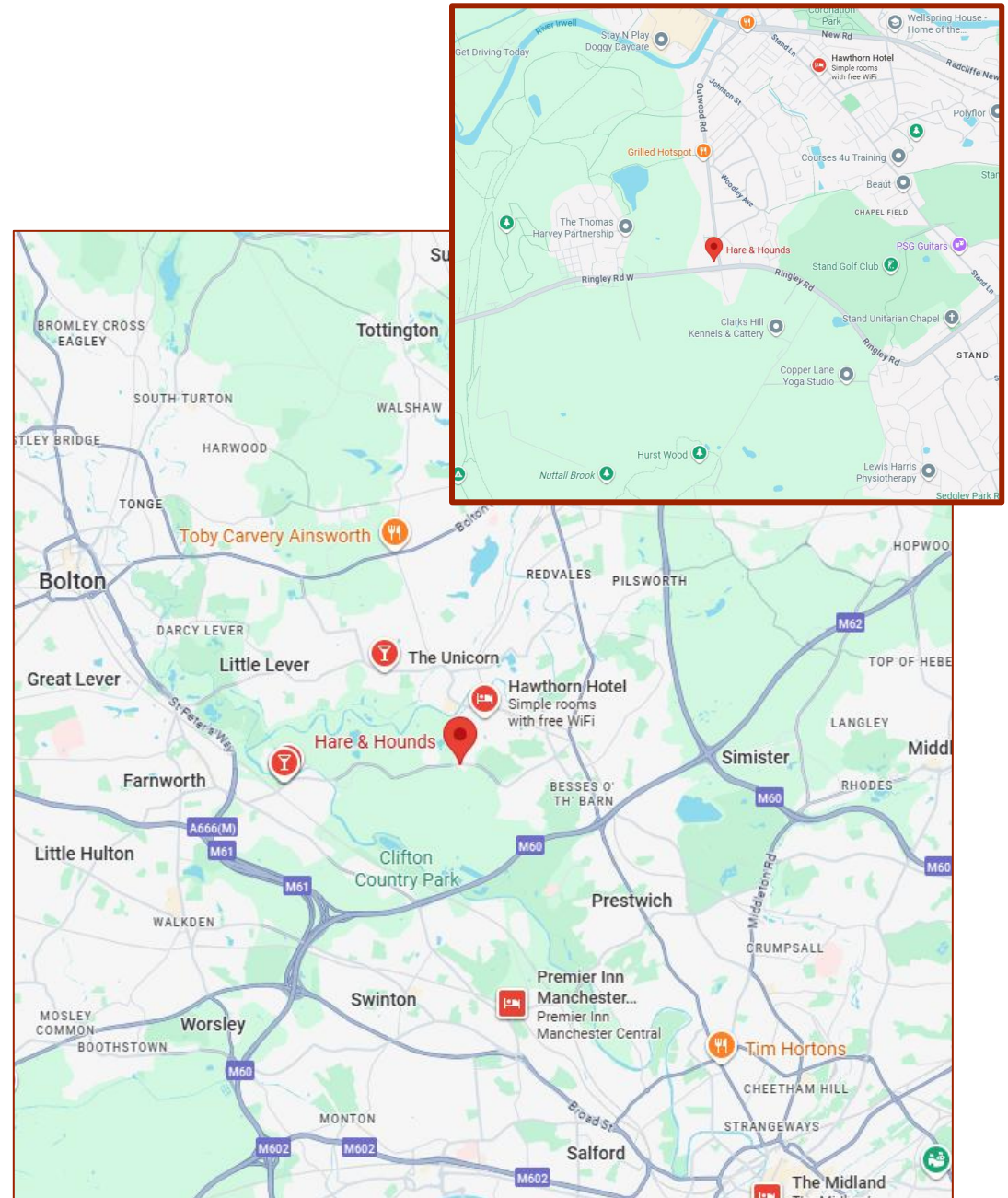
In the 18th and 19th centuries, Stoneclough was an important coal and cotton town but it is now predominantly residential. The area has many amenities and plenty of walking routes and green spaces such as Moses Gate Country Park and Clifton Country Park.

Stoneclough is served by junction 16 of the M60 Manchester Ring Road and the A56 provides direct access to Manchester city centre. The M61 connects to Bolton and Preston and links to the M6 motorway.

The area is served by Kearsley Station which is on the Manchester to Preston railway line.

The Property

This sizeable, detached building is set over two storeys with a basement. It is of brick construction under a pitched slate roof and dates back to circa 1880.





Trade Areas

Porch leading to open plan TRADE AREA/FUNCTION SUITE with carpet flooring. Central, 'L' shaped BAR SERVERY with Altro nonslip flooring and well-equipped back bar. Booth and perimeter seating to accommodate 150. Three feature fireplaces and darts throw.

In the past year, the trade space has been well invested in and no expense has been spared on furnishings and decoration.

Off the function suite is a compact KITCHEN.

LADIES' and GENTLEMEN'S TOILETS.

BASEMENT - accessed via the bar area – offering three generous sized STOREROOMS and a KEG ROOM including beer drop.

On the first floor is a UTILITY ROOM and a good-sized COMMUNAL KITCHEN with tiled floors, wall and base units, integrated kitchen appliances and a kitchen island.





Letting Accommodation

The first floor comprises three large double LETTING ROOMS (without en suite facilities) and a COMMUNAL SHOWER ROOM with toilet and basin.

There are a further three refurbished, single EN SUITE LETTING ROOMS which are decorated and furnished to a good standard.





External

There is an enclosed, sizeable TRADE GARDEN to the rear with picnic style benches and sheltered seating to accommodate 100 plus.

CAR PARK to accommodate 25 vehicles.

The Business

The Grand Hotel, formerly The Hare & Hounds public house, has received much investment and refurbishment over the past 12 months. It now trades as a hotel with a private function space and caters for birthday parties, anniversaries, weddings, funerals and private events. The hire charge for the function room is £495.

The letting rooms, which are marketed on Airbnb for £50 per night, have proved popular and attract business travellers and contractors visiting the Greater Manchester area.

There is potential to increase trade with more extensive marketing of both the function suite and the letting rooms.

Two post lockers also generate an income of £2,500 per annum.

Alternatively, the property may be suitable for development/conversion to residential apartments (STPP), given there is much demand for housing in the area.





Tenure & Price

FREEHOLD £570,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

A Premises Licence is held for the retail of alcohol:

Sunday to Thursday: 10:00 – 00:30.

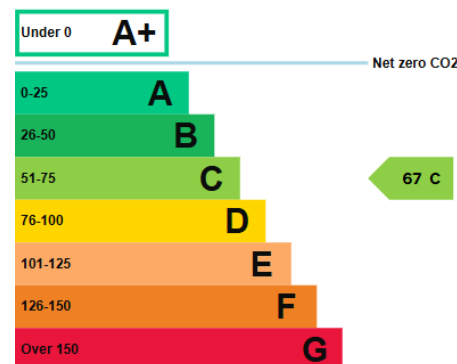
Friday and Saturday: 10:00 – 01:30.

Services

All mains services are connected and the property benefits from both CCTV and an alarm system,

Rateable Value: £7,000 as at 01 April 2023 to present. Note: the business receives Small Business Rates Relief and no rates are payable.

Local Authority: Bolton Metropolitan Borough Council.





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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