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# 91 Market Street, Stalybridge, SK15 2AA

£495,000

This town centre bar, club and apartment block could be a fantastic investment for the right person.

Open and thriving, this bar is situated on the picturesque Huddersfield canal, and could be converted to another form of business subject to the appropriate permissions.

The bar has ample seating space with a further dance floor, stage and DJ booth, and a further pool room to the rear.

Downstairs is a club room, that has a seated bar area and a further dance floor and DJ booth.

Both bars have W.C facility.

Above the bar there are four apartments accessed via a separate entrance.

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## **Top Floor**

#### **Apartments 1.2.3 & 4**

All apartments have a lounge & kitchen area, a 24'11 x 19'4 (7.59m x 5.89m) double bedroom & either a bathroom or shower Spacious dance floor, DJ booth. room.

#### **Ground Floor**

#### Bar

33'6 x 27'7 (10.21m x 8.41m)

Through the double opening doors into the main bar area. Large windows to the front elevation.

There is an enclosed staircase down to the 'Night club' area.

Seating and bar, stairs to W.C's.

#### **Dance Floor**

26'5 x 20 (8.05m x 6.10m)

Dance floor, DJ booth and stage area for live bands. Opening into the pool room.

### **Pool Room**

24'9 x 18'4 (7.54m x 5.59m)

Double opening Juliette doors over looking the canal.

Plenty of seating and a pool table.

## **Ground Floor - Night Club**

#### **Bar Area**

37'11 x 26'7 (11.56m x 8.10m)

Bar and seating area. Steps down to the dance floor.

W.C's

#### **Dance Floor**

#### **Additional information**

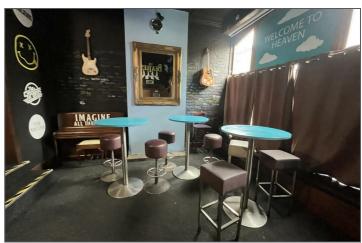
The 4 apartments located above the bar are currently let for £607 PCM, however they are due an increase.

Tel: 0161 303 0778







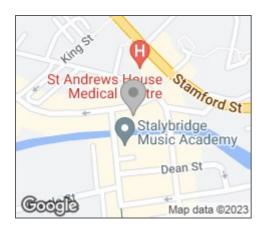




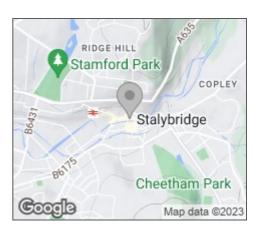






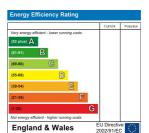


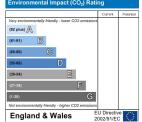




# Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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