



TO LET - RESTAURANT PREMISES WITHIN HENIGHANS EAT AND DRINK

Restaurant Henighans, 1043 Bury Road, Bolton, Lancashire, BL2 6PY

900 ft² (83.6 m²)

- Fully Furnished Restaurant/Lounge
- Commercial Kitchen
- Onsite Parking
- Very Busy Main Road Location in-between Bolton and Bury
- Rent excludes, rates, electricity, gas and water
- Popular Bar and Restaurant Premises
- Low Entry and Shared Costs
- Functions/Events/Live Music and out door play area

Opportunity

A rare opportunity to Lease the Restaurant section of Henighans Eat and Drink is now available. The property has undergone a complete refurbishment throughout to create a thriving and modern Public House. The restaurant side of the business is now available on a to let basis.

Hennigans EAT & DRINK has ben established and trading for 10 years and is part of the successful Henighans chain of pubs www.henighans.com.

Henighans pride themselves as being the very best place to enjoy great food and drink, they are therefore looking for an experienced operator to deliver Restaurant Style meals and bar snacks.

An ideal operator has excellent knowledge of the food industry and has experience with running a busy kitchen and front of house for a restaurant of this size. The entry costs are very low for this opportunity and we expect demand will be high for this great and busy restaurant location.

Restaurant serving "Al a Carte" and British Classics.

Please contact us before anybody else does and do not miss this great and exciting opportunity.

Location

The subject premises are located in a prominent position on the busy Bury Road, a main arterial road that connects to both Bolton town centre and Bury. The property has good transport links and lies approximately three miles from Bolton town centre and four miles from Bury town centre. and benefit further from have over 45,000 people living within a 3-mile radius of the restaurant The property is situated close to Brightmet Retail park with occupiers which include Aldi, Iceland, KFC and Morrisons it is also surrounded by a mix of local retail users and residential housing.

Accommodation

The restaurant provide is divided into two half's with the Restaurant on one side of the bar and the Tap Room on the other side. The Restaurant provides up to 60 covers plus sales from the tap room bar menu and 50 covers externally.

The Commercial kitchen is well fitted and fully equipped, it also benefits from a large dry store room to the rear. Cutlery

is also in stock therefor the operator will need to provide food and great staff.

Rent and terms

A sub lease is available at a cost of £100 per week to lease the restaurant and kitchen and an addiioatnal £150 per week for all bills. The total cost will be £250.00 per week for a term to be agreed. The costs will be fixed for a period of 6 months. A months rent free may be granted subject to business plan and experience.

Additional contribution to cleaning of £50 per week

Subject to Contract

Planning Use

Restaurant use only

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Included in the weekly rental costs but may be subject to reivew.

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030
info@fletchercre.co.uk

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