



## FOR SALE - PUB AND RESTAURANT PREMISES

**1043 Bury Road, Bolton, North West, BL2 6PY**

**4,000 ft<sup>2</sup> (371.6 m<sup>2</sup>)**

- Fully Furnished Restaurant/Lounge
- Commercial Kitchen
- Onsite Parking
- Very Busy Main Road Location in-between Bolton and Bury
- Popular Bar and Restaurant Premises
- Upper Floor Living Accommodation
- Functions/Events/Live Music and out door play area

## Description

A rare opportunity to Acquire an established pub and Restaurant premises with first floor living accommodation. The property has undergone a complete refurbishment throughout to create a thriving and modern Public House which has ben established and trading for 10 years.

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. There is a beer garden and children's play area to the rear. The Commercial kitchen is well fitted and fully equipped, it also benefits from a large dry store room to the rear.

There is first floor living accommodation, which provides 4 bedrooms, a lounge, kitchen and bathroom along with a office. finally the property has the benefit of a basement used for storage.

The sale of the property includes the fixtures and fittings along with the goodwill associated with the property.

## 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

We have been provided with the following floor areas of the property and understand it extends to circa 4,000 sq ft over ground and first floor. Interested parties are advised to undertake their own investigations in this regard.

## Tenure

We understand the property is held Freehold.

## Price

Seeking offers of £395,000 on an unconditional basis. This price includes the fixtures and fittings along with the goodwill of the property.

Conditional offers and those subject to planning for alternative uses will not be considered as per the notice below.

## Planning Use

The property is currently under Sui Generis Use – Pub & Restaurant use only

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Rateable Value £6,600

We understand the upper floor living accommodation attracts council tax band B.

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030  
info@fletchercre.co.uk

### IMPORTANT INFORMATION PLEASE READ!

The property / site is available for purchase only to a person or organisation intending to operate the property as a public house or a community use which must be specified at the point that any offer is made. Evidence must be presented to demonstrate proof of funds and full details of the proposed use, including (if appropriate) a clear business plan.

The property / site is not available for unspecified or speculative development, including any type of residential use.

In the event of sale, the buyer needs to be aware that the contract of sale shall include a legal clause stating that, at any future date, should the use of the property change, or the site redeveloped, from the use specified by the purchaser into any other use (including any type of residential use), the vendors or their successors in title will be entitled to 90% of the resulting uplift in value (to be independently verified at that stage, with all associated legal and other costs paid for by the purchaser or the landowner or developer at the time).

For the avoidance of doubt, the above terms are non-negotiable and any offer from any party who does not confirm agreement to the above-mentioned requirements will be immediately declined and no further offers from that party will be considered.

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.



