



## **FOR SALE - Public House (Suitable for Redevelopment)**

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

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

- Suitable for alternative uses
- Fully Furnished Restaurant/Lounge
- Commercial Kitchen
- Onsite Parking
- Very Busy Main Road Location in-between Bolton and Bury
- Upper Floor Living Accommodation

## Description

A rare opportunity to acquire an established pub and Restaurant premises with first floor living accommodation. The property provides a range of opportunities include continuation of current use, to residential development or office use.

The ground floor 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 large bedrooms, a lounge, kitchen and bathroom along with an office. Finally the property has the benefit of a basement used for storage.

## 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 £385,000

## Planning Use

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

The property is suitable for a variety of uses subject to the necessary planning consents.

## 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](mailto:info@fletchercre.co.uk)

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