



To Let - Former Public House (Suitable for variety of uses STP)

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

4,000 ft² (371.6 m²)

- Large detached building
- Prominent Location
- Onsite Parking
- Very Busy Main Road Location in-between Bolton and Bury
- Upper Floor Living Accommodation

Description

An opportunity to lease a Restaurant premises (other uses subject to planning) with first floor living accommodation. The property provides a range of opportunities including retail, restaurant office, educational or healthcare use.

The ground floor is divided into two halves 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 area is also to the rear of the property and 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 Breightmet 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.

Rent and Lease Terms

£30,000 Per annum for the lease of the whole building.

The property will be held on full repairing and insuring lease for a term to be agreed.

Planning Use

The property is currently under Use Class E - Alternative uses may be considered subject to the necessary planning consents

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

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
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

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 to 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.