



**IDEAL TURN KEY BAR/RESTAURANT IN RAMSBOTTOM CENTRE.
THE PROPERTY IS SET OVER TWO FLOORS WITH TWO BAR
AREAS AND MUST BE VIEWED! VIDEO IN AD.**

50 Bolton Street

Ramsbottom, Bury, BL0 9HX

Pub / Bar / Club, Restaurant /
Cafe

TO LET

989 sq ft

(91.88 sq m)

- Bar/Restaurant In Ramsbottom Centre
- Two Bars Set Over Two Floors With GF Kitchen
- Ideal Business Opportunity
- Current Premises Licence

50 Bolton Street, Ramsbottom, Bury, BL0 9HX

Summary

Available Size	989 sq ft
Rent	£20,000 per annum
Rates Payable	£2.72 per sq ft With full small business relief, rates payable will be zero.
Rateable Value	£5,400
Service Charge	N/A
EPC Rating	Upon Enquiry

Description

A two storey property located in the heart of Ramsbottom centre. The premises has been trading as a bar/restaurant (with a current premises licence) and offers a great business opportunity to the right person.

It is set over two floors and comprises:

Ground Floor - A spacious customer area, large storage area and kitchen.

First Floor - A spacious customer area, two W.C.'s and a landing.

Externally - A yard area with outbuildings forming the cellar area.

The lease is available for immediate occupation with the below items to be bought at £20,000

Kitchen

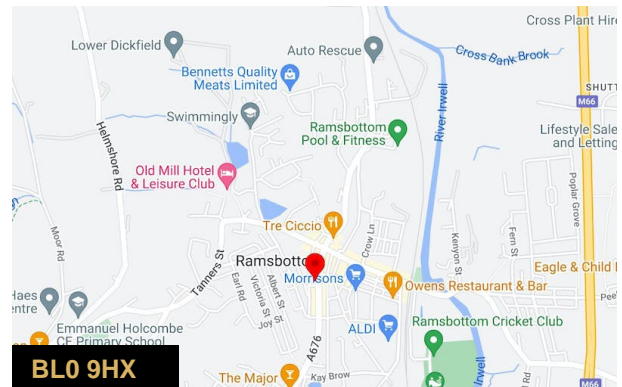
- Extractor hood
- Gas interlock system
- Blue seal salamander
- Heated gantry
- Polar fridge
- Single fridge
- 2 x chest freezer
- Tall larder fridge

Bar Area Fittings

- 2 x Fitted Bars (one upstairs, one downstairs)
- Light fittings to the customer areas
- 2 x Epos till systems
- CCTV system
- Speaker system
- Chairs, tables and fitted booths
- Premises licence to transfer in to new occupiers name

Shed/Cellar Area External

Please note that the current lines for the draught beers are available with the premises providing the current supplier is used.



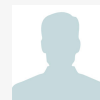
Viewing & Further Information



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