



THE CHURCH INN CASTLE HILL ROAD
Bury, BL9 6UH
Offers In The Region Of £750,000

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Property at a glance

- 17th CENTURY INN & RESTAURANT
- STUNNING HILLSIDE LOCATION
- 100 COVER RESTAURANT
- KITCHEN & BAR AREA READY TO TRADE
- PLOT SIZE 4 ACRES
- EXTENSIVE CAR PARKING
- FREEHOLD
- POTENTIAL DEVELOPMENT OPPORTUNITY

A 17th century Freehold inn located in the village of Birtle surrounded by approximately 4 acres of grazing land, gardens and car parking, with panoramic southerly views towards the skyline of Manchester and the Cheshire plains beyond. We understand The Church Inn is one of the oldest pubs in the region and during 1970s was extended to provide approximately 100 cover restaurant, kitchen, preparation room and outside seating area. The Inn and restaurant have traded successfully over the last 5 decades but during the pandemic was forced to close and the current owners are now looking to retire. There is great potential to re open the pub and restaurant, the facilities require little work to be fully re commissioned. The owners/managers accommodation comprises of two bedrooms, lounge, kitchen and bathroom. Access is via Castle Hill Road and all main services are connected.

Tenure - Freehold

EPC Rating C

Business Rates Payable £36,000pa (currently £3000 as business not trading)

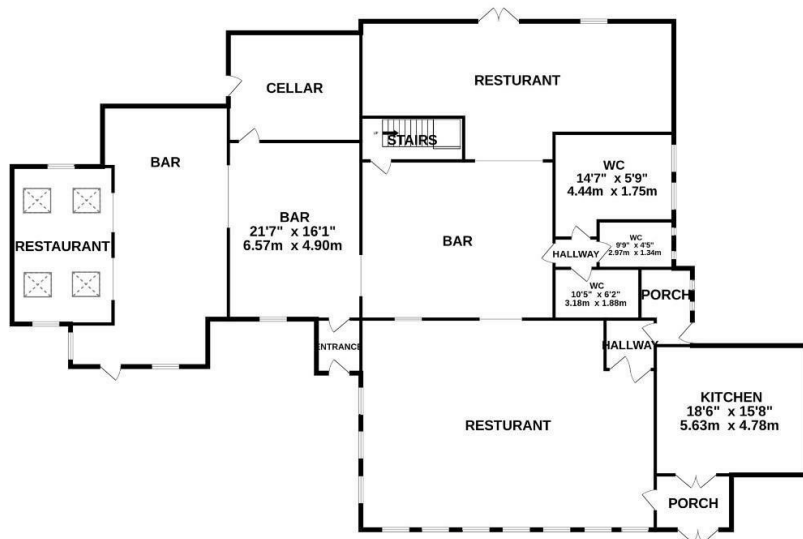
(If the rateable value is below £50,000, then the rates payable will be 49.9%.

However, if the rateable value is £13,000 or less and its your only commercial building then you could apply for 100% business rates exemption.)

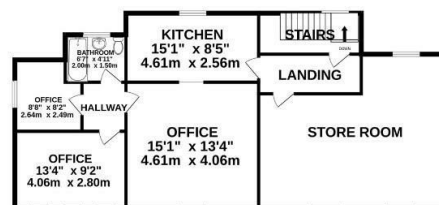




GROUND FLOOR
3968 sq.ft. (368.6 sq.m.) approx.



1ST FLOOR
1150 sq.ft. (106.9 sq.m.) approx.



TOTAL FLOOR AREA : 5118 sq.ft. (475.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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