



Charles Louis Commercial
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

COMMERCIAL

Email: enquiries@charleslouiscommercial.co.uk
Phone: +44 161 959 0166
www.charleslouiscommercial.co.uk



GROSS INTERNAL AREA
TOTAL: 380 m²/4,096 sq ft
CELLAR: 74 m²/799 sq ft, FLOOR 1: 306 m²/3,297 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



The Royal Hotel Bacup Road Waterfoot, Rossendale, BB4 7AW

£1,667 Per month

- Restaurant/Bar Available To LET
- Ground Floor And Basement
- Commercial Kitchen
- Outdoor Seating Area
- Fully Refurbished Throughtout
- Gas Centreal Heating Throughout
- Fully Functioning Cellar
- Property Available Immediately



Directions

From our central Ramsbottom office head north-east on Bolton St/A676 towards Carr St, continue to follow A676. At Edenfield Roundabout, take the 1st exit onto the A56 slip road to Blackburn/M65/Burnley. Merge onto A56, then take the A682 slip road on the right to Rawtenstall. At the roundabout, take the 1st exit onto A68, take a slight right onto Bacup Rd. At the roundabout, take the 1st exit onto Bacup Rd/A681, at the roundabout, take the 2nd exit and stay on Bacup Rd/A681. Go through 1 roundabout. Destination will be on the left Bacup Road, Waterfoot, Rossendale BB4 7AW, UK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Royal Hotel Bacup Road

Waterfoot, Rossendale, BB4 7AW

****RESTAURANT/BAR TO LET**RECENTLY REFURBISHED**AVAILABLE NOW**** Charles Louis Commercial are pleased to bring to the market a Pub/Bar, available to let in the town centre location of Waterfoot. The property has been fully refurbished throughout and would suit a Restaurant/Bar/Music Venue, subject to use.

The property has a fitted commercial kitchen, bar area, larder, prep area and fully fitted cellar for keeping the beer!!

The property is set over 2 levels and is approximately Over 4,000 SqFt, across the basement and ground floor,

Viewing is Essential

Basement - Cellar One

18'1 x 9'4 (5.51m x 2.84m)

Basement - Cellar Two

16'3 x 14'11 (4.95m x 4.55m)

Basement - Cellar Three

21'4 x 19'7 (6.50m x 5.97m)

Basement WC

3'4 x 4'11 (1.02m x 1.50m)

Entrance

5'10 x 6'2 (1.78m x 1.88m)

Lounge Area

17'5 x 34'8 (5.31m x 10.57m)

Customer Area/ Bar

26'4 x 34'8 (8.03m x 10.57m)

Bar

11'7 x 29'3 (3.53m x 8.92m)

Store

5'9 x 26'4 (1.75m x 8.03m)

Store Room

4'11 x 8'7 (1.50m x 2.62m)

Kitchen

15'4 x 20'3 (4.67m x 6.17m)

Dining Area

14'0 x 24'4 (4.27m x 7.42m)

Hallway

8'2 c 22'2 (2.49m c 6.76m)

Disabled Toiler

5'9 x 8'2 (1.75m x 2.49m)

Mens WC

9'8 x 16'2 (2.95m x 4.93m)

Ladies WC

8'6 x 17'2 (2.59m x 5.23m)