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CHARLES LOUIS

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The Masons Arms Burnley Road East, Rossendale, BB4 9HU

£1,250 Per month

****RESTAURANT/BAR TO LET**SITUATED IN A WELL SOUGHT AFTER LOCATION**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 is ready to move in immediately and is in good condition throughout. The property would suit a Restaurant & Bar, subject to use.

The property has a fitted commercial kitchen, bar area, larder, prep area and fully fitted cellar.

The property is set over 2 levels and is approximately 3,834 SqFt, across the basement and ground floor,

A Must See!!! Viewing is Essential

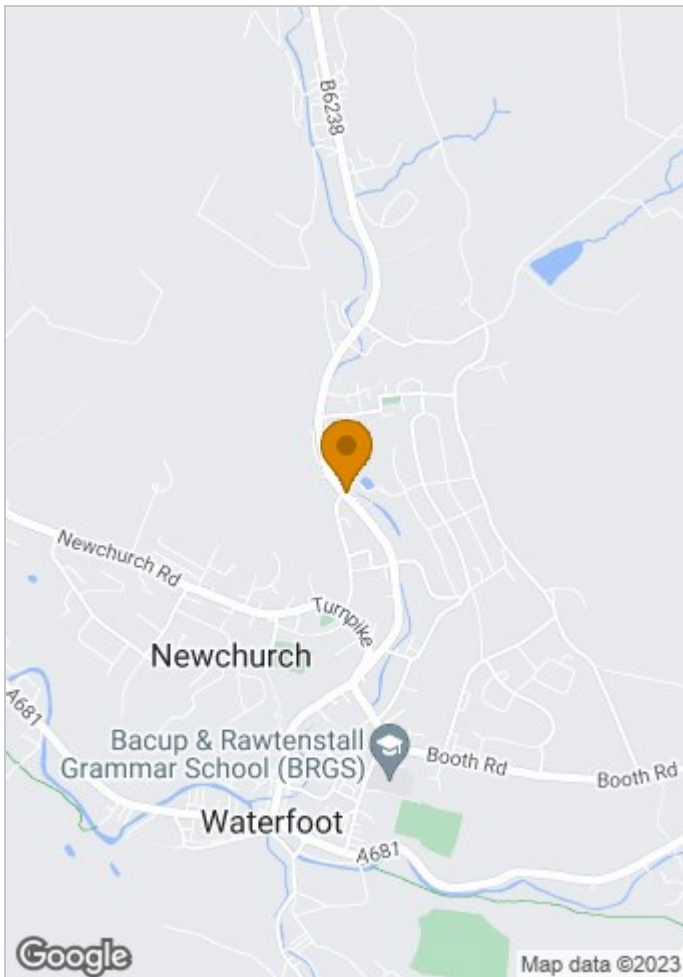
Floor Plan



GROSS INTERNAL AREA
 TOTAL: 357 m²/3,834 sq.ft
 FLOOR 1: 125 m²/1,342 sq.ft, FLOOR 2: 232 m²/2,492 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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