

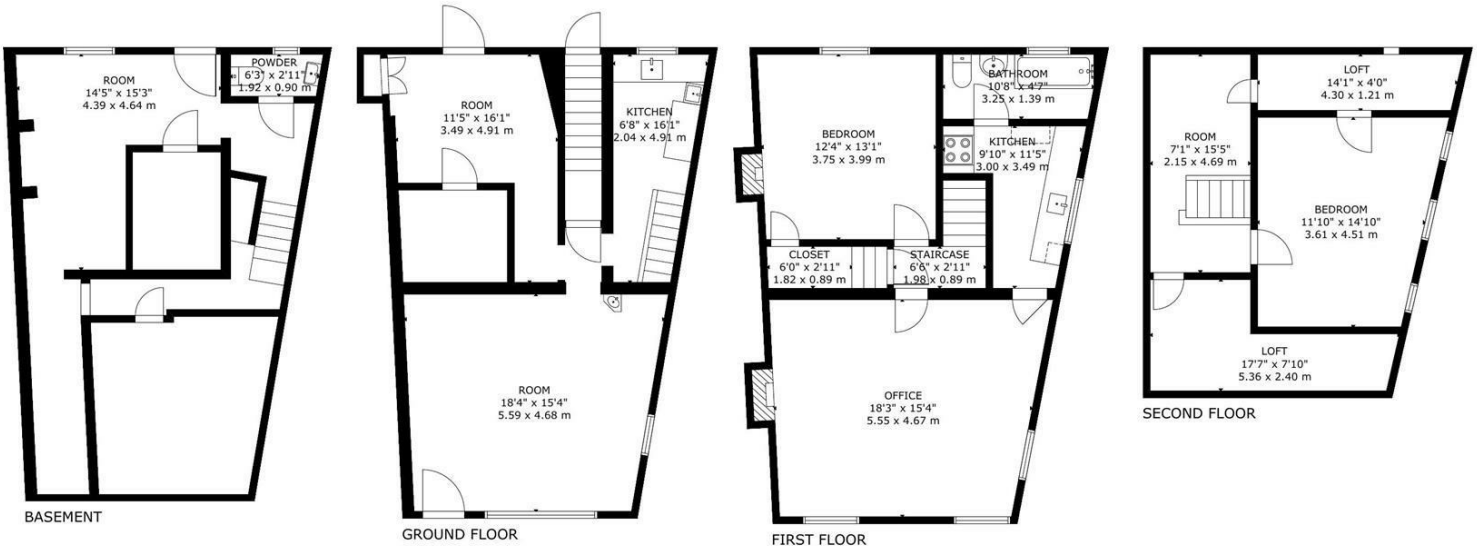


Charles Louis Homes Ltd
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Ramsbottom
Bury
BL0 9HX

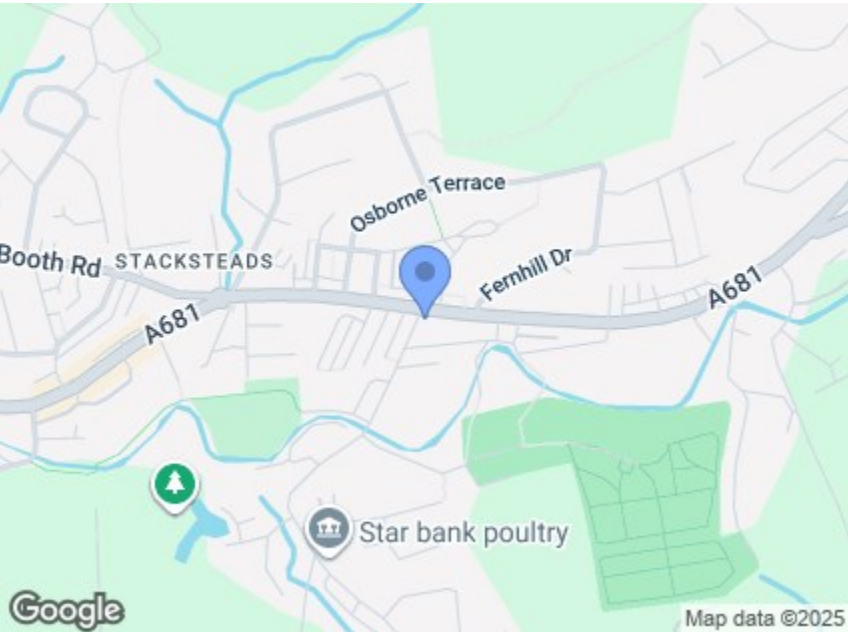
CHARLES LOUIS

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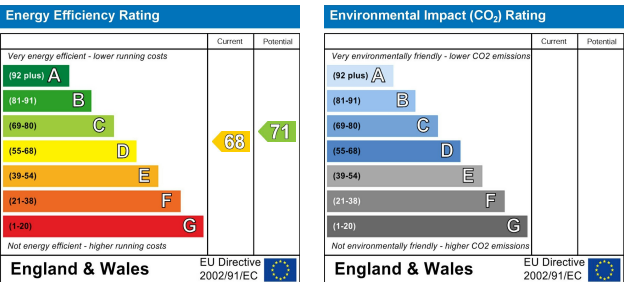


GROSS INTERNAL AREA
TOTAL: 216 m²/2,320 sq.ft
BASEMENT: 53 m²/570 sq.ft, GROUND FLOOR: 57 m²/616 sq.ft
FIRST FLOOR: 63 m²/673 sq.ft, SECOND FLOOR: 43 m²/461 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - OL13 0TS What three words -
///tempting.buzzing.decently



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.

Tel: 0161 959 0166

www.charleslouishomes.co.uk



222 Newchurch Road

Stackstead, OL13 0TS

£225,000



- Traditional butchers shop on busy main road in Waterfoot.
- Great foot traffic
- 2 bedroom, 2 storey, spacious flat above shop.
- Further income generated through breakfast sales
- Established and successful business
- Cellar and rear area provide plenty of storage and extra cooking space.
- Would suit a number of retail or hospitality business operations

222 Newchurch Road

Stackstead, OL13 0TS

Traditional Butchers Shop, Hot Food and Takeaway
Sandwiches and Pies, with Spacious Living Accommodation
– Prime Waterfoot Location

Situated on a bustling main road in the heart of Waterfoot, this well-established and successful traditional butchers shop benefits from excellent foot traffic and a strong local customer base.

The property also includes a spacious two-bedroom, two-storey flat above the shop, offering comfortable living accommodation or the potential for additional rental income. A cellar, with rear access to the rear yard, provide ample storage and additional cooking space, making it highly adaptable for a range of business operations. Sold with fixtures and fittings, to be confirmed at point of sale.

With its prime location and versatile layout, this property is ideal for those looking to continue its butchery legacy or explore a variety of retail or hospitality ventures. Don't miss this fantastic business and investment opportunity!

Ground Floor Shop

18'4 x 15'4 (5.59m x 4.67m)



Back Room

11'5 x 16'1 (3.48m x 4.90m)

Kitchen Area

6'8 x 16'1 (2.03m x 4.90m)



Basement

Storage Room

14'5 x 15'3 (4.39m x 4.65m)



Bathroom

6'3 x 2'11 (1.91m x 0.89m)

First Floor Apartment

Lounge Area

18'3 x 15'4 (5.56m x 4.67m)



Bedroom One

12'4 x 13'1 (3.76m x 3.99m)



Kitchen

9'10 x 4'7 (3.00m x 1.40m)



Bathroom

10'8 x 4'7 (3.25m x 1.40m)



Bedroom Two

11'10 x 14'10 (3.61m x 4.52m)



Yard Area

