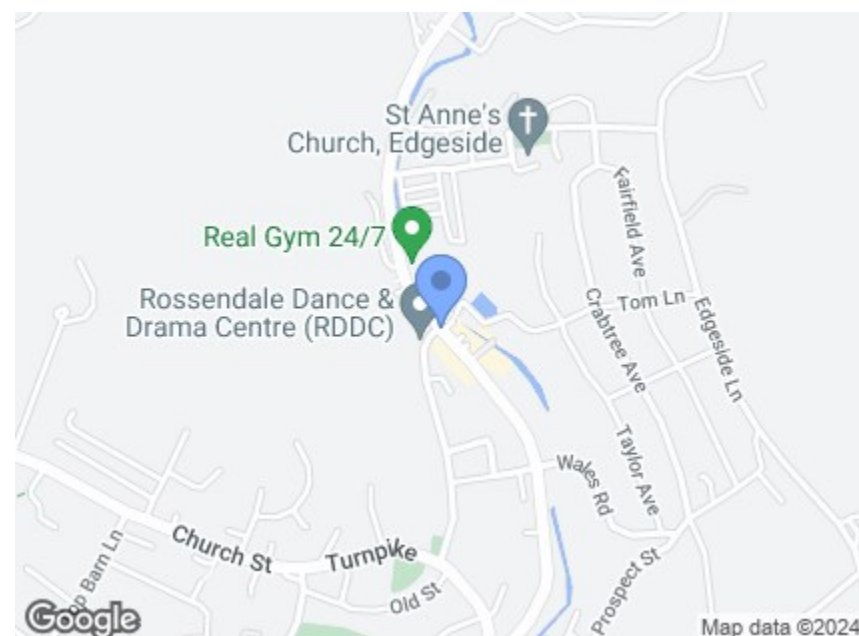




Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



Directions

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

The Masons Arms Burnley Road East

, Rossendale, BB4 9HU

£1,250 Per month



- Restaurant/Bar Available To LET
- Ground Floor And Basement
- Outdoor Seating Area
- Walking Distance To Waterfoot Town Centre
- Property Available Immediately
- Gas Central Heating Throughout
- Fully Functioning Cellar
- Viewing Highly Recommended

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.

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****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

1



2



3



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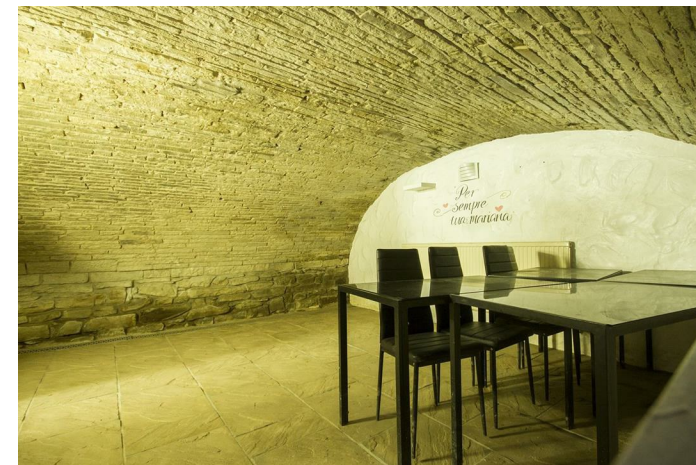
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