



Location

Located in the Valley Leisure Park, off the A666 Blackburn Road, two miles north of Bolton town centre.

The Valley Leisure Park is anchored by Cineworld Cinema and Nuffield Health & Fitness, with the restaurant forming part of the leisure offering which includes the Cotton Kier public house and Sai Spice. To the side of the Leisure Park is a new residential housing development.

HIGHLIGHTS

- + Potential drive thru conversion
- + Leisure offering anchored by a 15 screen Cineworld Cinema
- + Nearby operators include Nuffield Health & Fitness and Greene King
- + Detached single storey unit
- + GIA approx 390 sq m (4,194 sq ft)

Description

The restaurant comprises a detached single storey steel framed building of brick and glazed elevations. Externally there is a seating terrace to the side.

Accommodation

The premises are configured to provide accommodation all at ground floor level and are laid out to provide a variety of tables and seating for circa 155 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

Approximate Floor Areas

The property has the following approximate gross internal area:

Ground Floor	390 sq m (4,194 sq ft)
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The Valley, Watersmeeting Road, BL1 8TS

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Tenure

Held for a term of 25 years with effect from 24th June 1998 at a current rent of £78,000 per annum. The most recent annual service charge was £7,681.82.

A new lease may be available with the landlord.

Rateable Value

2017 £41,750

EPC

C-75

Viewings

All viewings must be arranged strictly by appointment with the sole agents Savills.

Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.



Fixtures & Fittings

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required.

VAT

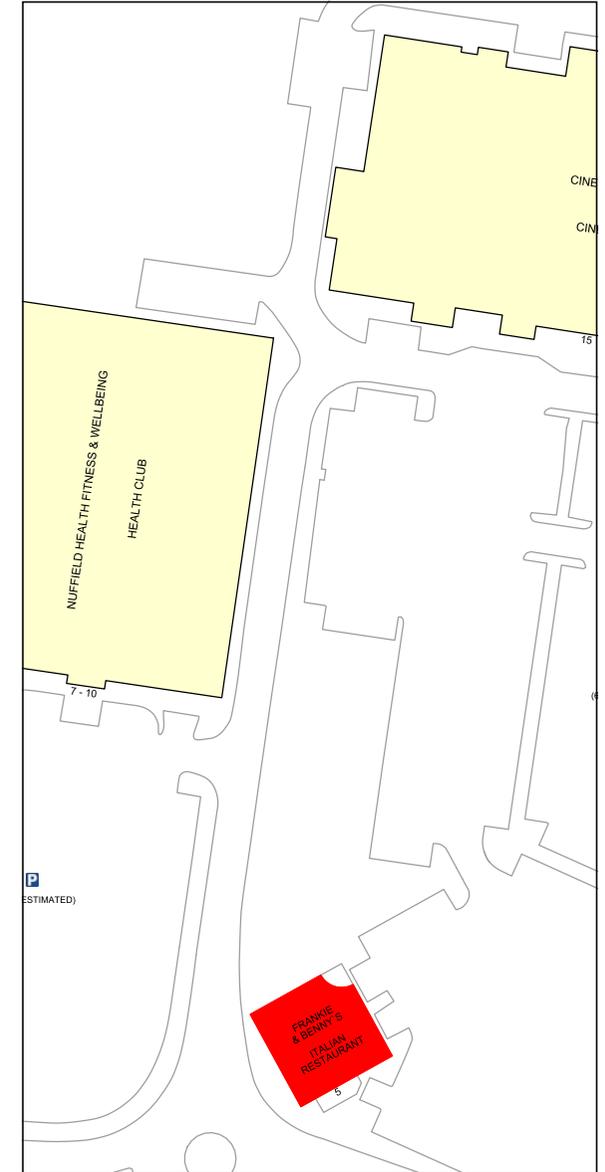
All figures quoted are exclusive of VAT.

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