



# The Toby Inn

Ref: 5652040

Broadhead Road, Edgworth, Bolton, BL7 0JQ

Freehold: £750,000

Acclaimed destination inn & restaurant

Lounge bar, restaurant, conservatory dining

Weekly turnover £14,000 (on 36 hours)

3/4 bed owner's accommodation

Outdoor seating with panoramic views

Parking: 50. Grounds & land in excess of 15 acres. Energy Rating C



The opportunity presents a substantial detached two-storey freehold inn, upgraded by our clients. Highlights include a spacious dining conservatory, alongside single-storey trade and ancillary extensions. Outdoor amenities feature expansive decked seating, well-manicured lawns, and ample private parking on a site of around 15 acres with stunning views. Trading 5 days per week by choice the business possesses outstanding potential to drive trade to the site particularly with scope for leisure activities such as glamping, letting pods and caravans.

The property is offered for sale following 37 years of ownership as the owners embark on retirement.



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### Location

The Toby Inn occupies an elevated and prominent location offering far reaching and panoramic views upon Broadhead Road, most easily accessible 2 miles north of the affluent village of Edgworth.

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### Internal Details

The property, recently subject to a comprehensive refurbishment, boasts the following features:

#### Entrance porch

Lounge bar (30), featuring a modern wooden bar servery, a wood burning stove, contemporary dining tables, high back chairs, fixed booth seating, and a blend of carpeted and quality wooden flooring.

Dining restaurant & conservatory (70) which offers a split-level trade area with free-standing tables and chairs. The restaurant area is carpeted, with an open pass to the trade kitchen, while the raised conservatory dining area features quality wooden flooring and incredible panoramic views.

The property also includes parking for c.70 vehicles and expansive grounds extending to 15 acres. These grounds are ideally suited for pods or glamping setups, capitalising on the stunning panoramic views and elevated location (subject to appropriate consent).



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### The Opportunity

The business has been family run since 1987 and is now being offered for sale due to retirement after 37 years.

For details on menus and special events, please see the business' dedicated website: [The Toby Inn](#)

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### Trading Hours

The property has a licence, 7 days a week from 11am - 12am.

Current trading hours:

Monday & Tuesday: Closed

Wednesday to Saturday: 4pm - 9pm

Sunday: 1pm - 8pm



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### Trading Information

Average weekly turnover of £14,000 based on current limited opening of 36 hours per week.

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### Owner's Accommodation

A spacious lounge/dining area, a well-appointed breakfast kitchen, two double bedrooms, one single bedroom, and a shower room.

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### Utilities

We are advised the property offers main electricity (alongside an independent generator which powers the whole site, if required, within 15 seconds)

LPG cooking.

Septic tank drainage

Water supply from both local spring and borehole.

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### Business Rates

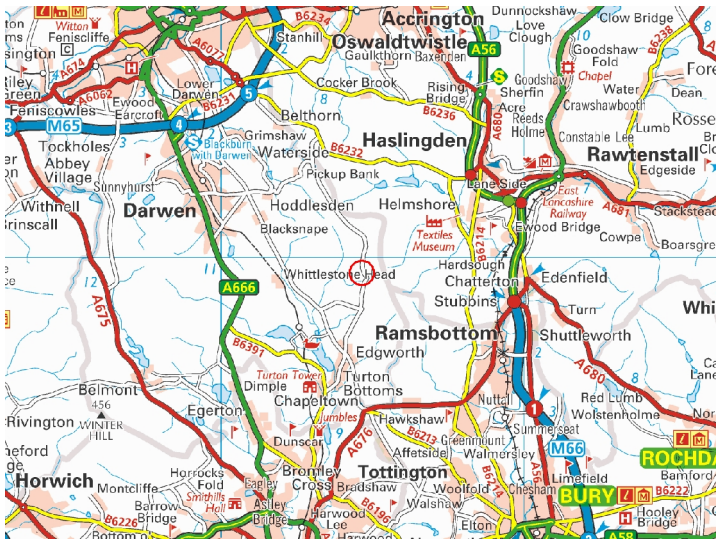
The Rateable Value is £31,000 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

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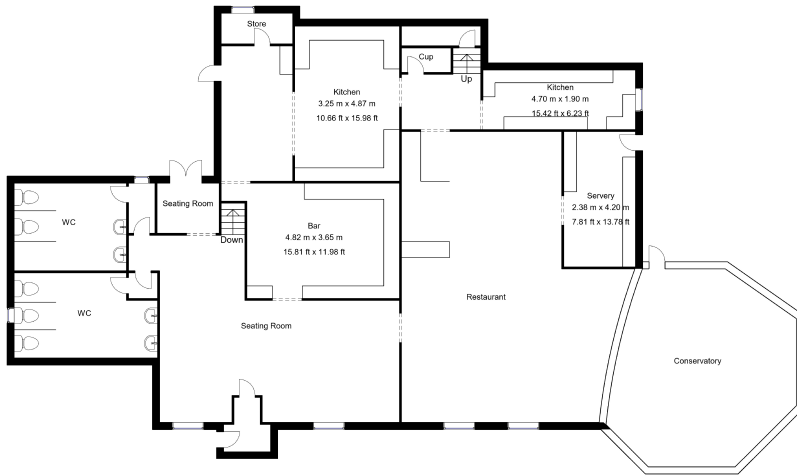
### Regulatory

Premises licence.





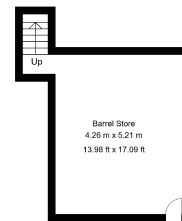
Ground Floor  
2399sq.m/2576.485sq.ft  
approx.



First Floor  
1549sq.m/1680.949sq.ft  
approx.



Cellar  
275sq.m/290.308sq.ft  
approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189