



The Bird at Birtle

Ref: 5651994

239 Bury & Rochdale Old Road, Heywood, OL10 4BQ

Freehold: £1,250,000 - Offers Invited

Outstanding family gastro pub

Stunningly re-designed in 2016

Ground floor lounge bar & dining (60)

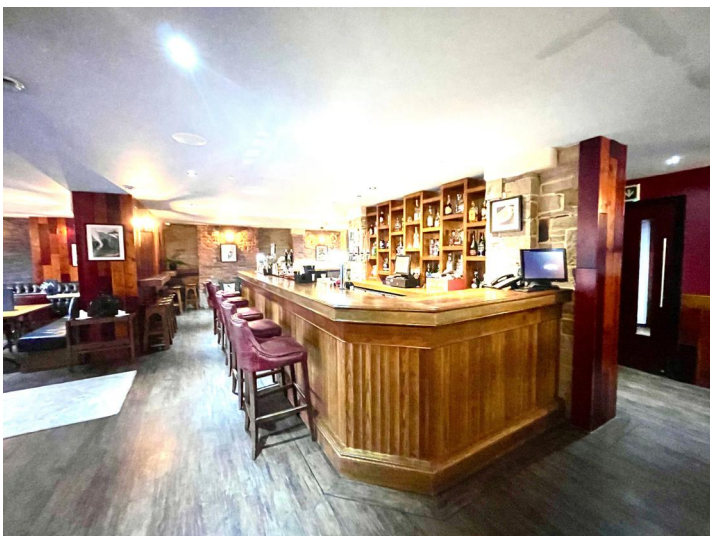
Fabulous first floor bar & restaurant (100)

First floor verandah & outdoor seating (36)

Turnkey opportunity overlooking countryside. Energy Rating B



A traditional detached double fronted inn of stone elevations beneath a predominantly pitched tiled roof line, stunningly re-designed, and re-imagined over the course of two years, with stone and glass panelled double storey trade, and ancillary extensions to both side and rear.



Location

Occupying a prominent location upon Bury & Rochdale Old Road (B6222) within the affluent Lancashire village of Birtle with panoramic views to rear over open countryside.

Internal Details

The fully air-conditioned customer areas currently comprise rear entrance hall and reception.

Ground floor lounge bar:

Traditionally styled bar area, served by an eye-catching centrally located oak bar with leather bar stools, free-standing and leather seating, feature fireplace, a combination of natural exposed stone, and wooden panelled walls.

Restaurant area:

Contemporary styled dining area with a combination of both fixed perimeter, and free-standing leather seating, and high tables & chairs, with full height retractable picture windows on to the ground floor terrace.

Turning flight staircase to first floor bar and dining restaurant (100):

A bright and modern open-plan customer area served by a centrally located marble topped bar servery, with a combination of both feature exposed stone, and wooden clad walls, beamed ceiling, quality wooden flooring, with contemporary free-standing, and fixed perimeter seating. Full height double glazed sliding patio doors onto the first floor verandah, offering panoramic views over open countryside.

Ancillary Areas

Ground floor:

Comprehensively equipped trade kitchen, cellar, fridge & freezer area, dry goods store, disabled wc with baby change, and ladies & gents wc's.

First floor:

Back of bar with glass wash area, drinks store, and staff wc.

The Opportunity

An outstanding opportunity to acquire a stunning turnkey licensed restaurant and bar, with an enviable reputation for both quality and service, which is being offered due to our clients pending retirement.

The business currently trades as one of the areas finest family gastro pubs, offering a contemporary seasonal menu. For further details, please see the business' dedicated website [The Bird at Birtle](#)

Trading Hours

Monday to Thursday: 12pm - 11pm
Food service: 12pm - 2.15pm
Light bites & platters: 2.30pm - 5pm
Evening food service: 6pm - 8.30pm

Friday & Saturday: 12pm - 12am
Food service: 12pm - 2.15pm
Light bites & platters: 2.30pm - 5pm
Evening food service: 6pm - 9pm

Sunday: 12pm - 9pm
Food service (carvery): 12pm - 6pm



Trading Information

Available post viewing



External Details

Outdoor terrace and first floor verandah seating, complimented by a wooden decked seating, customer parking to both front and rear (30 vehicles).

Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

Business Rates

The Rateable Value is £49,250 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

Premises licence.





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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Manchester



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.



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