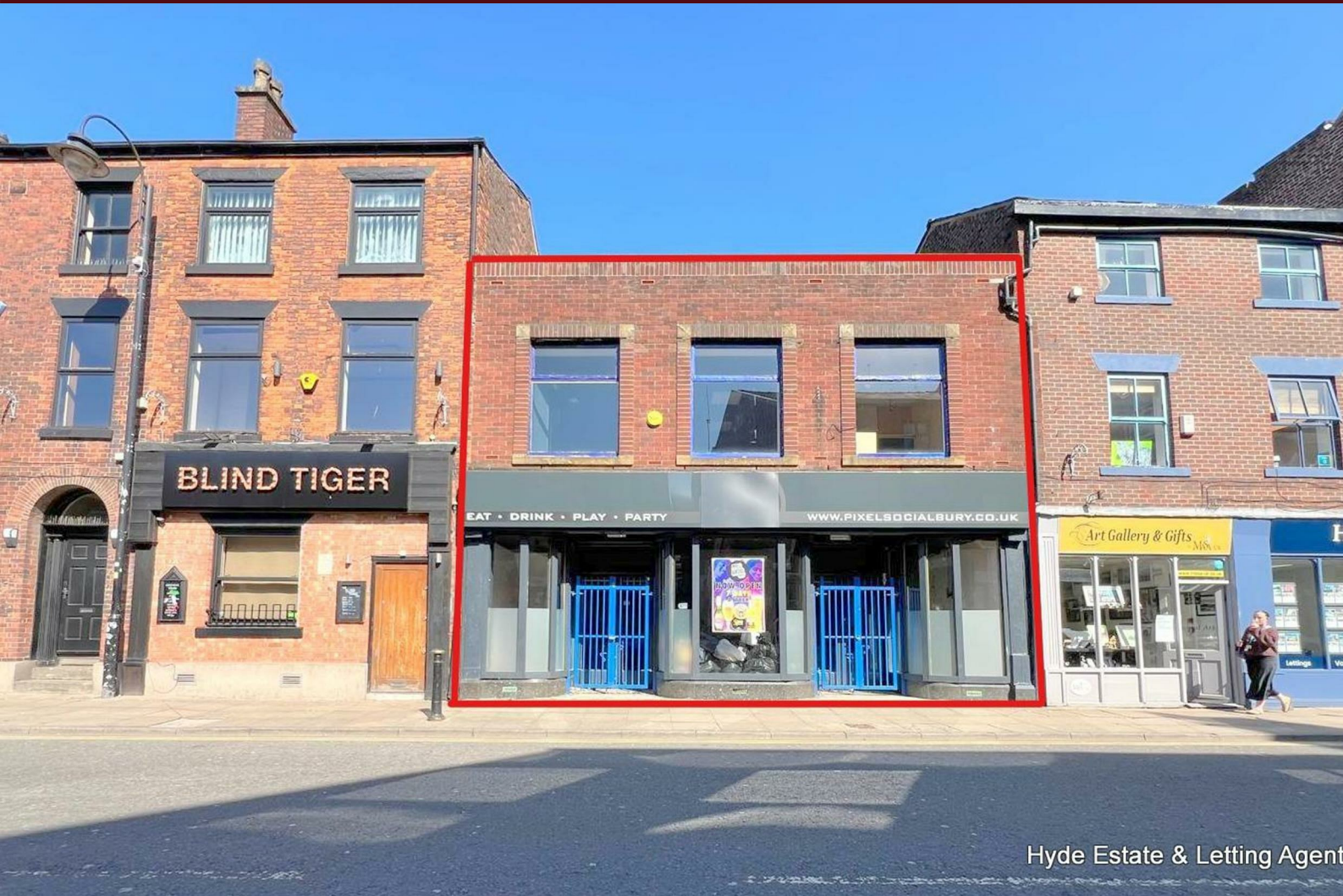


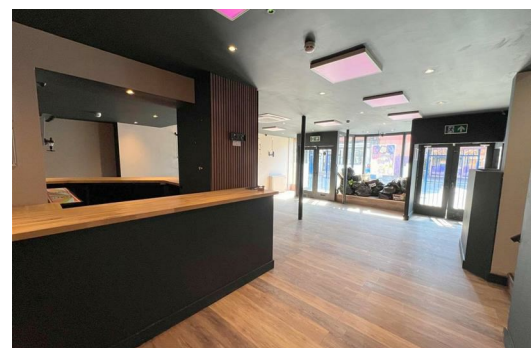
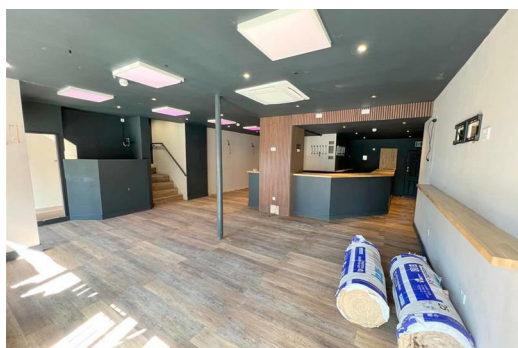


Hyde Estate & Letting Agent

**12 Bolton Street, Bury
BL9 0LQ**

£2,916 PCM

Hyde Estates present this newly refurbished bar/ eatery available by way of a new FRI lease. Located in the heart of Burys night life scene fronting Bolton Street. Occupying the ground and first floor of this double fronted mid terrace building, the approximate gross internal area is 2,572 SQ FT / 239 SQ M.



The property is mostly ready to trade as a bar serving food and would be an ideal opportunity for an experienced bar/ restaurant operator. The property is accessed via a gated and glazed double door that leads into the main bar area. This comprises of bar with timber top, laminate flooring, inset air conditioning units, inset lighting, Led lighting, some decorative clad walls, DJ booth and cloaks area. To the rear is a kitchen featuring stainless steel splash backs and extractor hood within its original protective wrapping. There's also a beer storage room, two further storage rooms and rear access.

To the first floor is a second bar area with a further fitted bar and timber top, laminate flooring, inset lighting, Led lighting and DJ booth. An office is located behind the bar area. There are both male and female toilets, male toilets comprise of two WC stalls, stainless steel urinal, wash basin and hand dryer. The female toilet comprises of three WC stalls, two washbasins and two hand dryers. Both of which feature laminate flooring and inset spotlights.

The surrounding area is a vibrant mix of retail, dining, nightlife and leisure, featuring the Millgate Shopping Centre and well-known brands such as, NatWest, Joseph Holt, Subway, McDonald's, Tim Hortons together with a multitude of independents ensuring a thriving commercial environment.

Location

Situated on an established parade of shops on Bolton Street, conveniently located to Bury bus station, Metrolink, M66 motorway junction 2 and Bury East Lancs Railway Station.

Rent - £35,000 pax

Accommodation- approximately 2,572 SQ FT / 239 SQ M.

Terms of lease- by negotiation

VAT - we understand the property is not liable for VAT

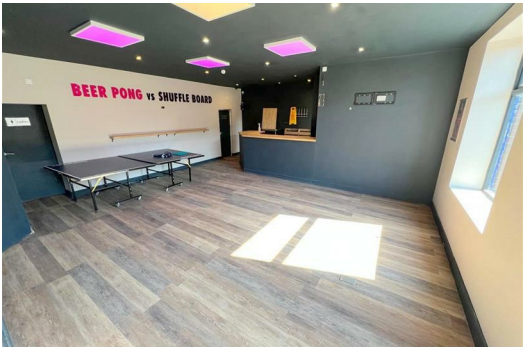
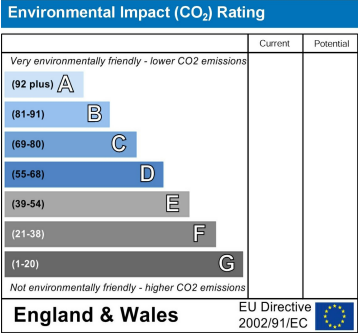
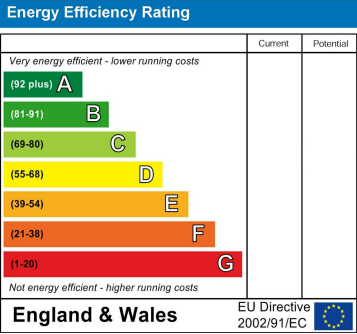
Usage - Shop and premises

Business rates - TBA

Legal costs - Each party to bear their own legal costs.

EPC - C

Viewings - Hyde Estate & Letting Agents 0161-773 4583



1 St. Margarets Road, Prestwich, Manchester, M25 2QB

