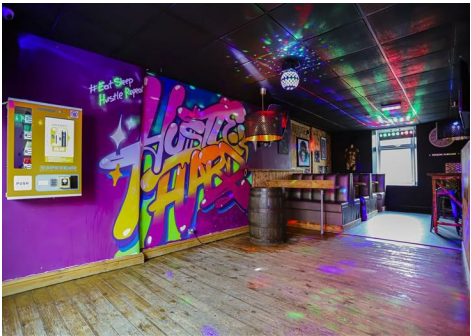




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



## Water Street, Accrington, BB5 6PX

### £150,000

THE PERFECT BUSINESS OPPORTUNITY WITH POTENTIAL TO CHANGE TO A RESTAURANT OR BISTRO

Keenans Estate Agents are proud to welcome to the market this one-of-a-kind, ready made state of the art bar and venue which is located within the heart of the ever popular town of Accrington. Having undergone a full transformation with an abundance of high quality indoor space, enviable fully equipped courtyard and balcony to the rear and being transformed into the perfect business opportunity, this property is truly not to be missed! With the highest quality finish and no detail missed, this enviable commercial property is fully equipped for any business owner to create their dream bar! With a stylish and contemporary finish, as well as a unique style and having been a credit to the current owner, this property is truly the perfect investment opportunity ready to go!

The property comprises briefly; a welcoming and spacious bar front leads through to an inner hallway, store room and staircase to the first floor. The inner hallway leads on to three WC areas and out to the beautifully presented courtyard fitted with solid wood seating areas and canopy. The first floor houses a spacious seating area with integrated DJ booth and bi-folding doors on to the balcony.

Viewings are essential to appreciate the true potential and beauty this property has to offer!

For further information please contact our Accrington office at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



Water Street, Accrington, BB5 6PX  
£150,000



- State of the Art Bar and Venue
  - Abundance of Indoor Space
  - Stylish Decoration
- Excellent Location
  - Undergone Full Transformation
  - Added Courtyard and Balcony
- Perfect Business Opportunity to change to a restaurant/bistro
  - High Quality Finish
  - EPC Rating E

Ground Floor

Bar

31 x 14'4 (9.45m x 4.37m )  
Aluminium double glazed entrance door to bar/shop front, aluminium double glazed window, electric overhead heaters, integrated solid wood bar with granite effect surfaces, smoke detector, CCTV, integrated meter cupboard, television point, integrated shelving, feature wall light, six draught lines (lager, pale ales), five cider lines, part wood effect flooring, hardwood doors to store room, inner hallway and stairs to first floor.

Store Room

11'4 x 6'7 (3.45m x 2.01m )  
Stainless steel double sink and drainer with high spout mixer tap, Ariston water heaters, meter cupboard, smoke detector and wood effect flooring.

Inner Hall

7'9 x 6'1 (2.36m x 1.85m )  
Electric heated canvas, wood effect flooring, doors to three WC and hardwood door to courtyard.

WC One

7'10 x 3'6 (2.39m x 1.07m )  
Two urinals, pedestal wash basin with mixer tap, extractor fan and wood effect flooring.

WC Two

4'6 x 3 (1.37m x 0.91m )  
Dual flush WC, pedestal wash basin with mixer tap, extractor fan and wood effect flooring.

WC Three

5'3 x 3'8 (1.60m x 1.12m )  
Dual flush WC, pedestal wash basin with mixer tap and tile effect flooring.

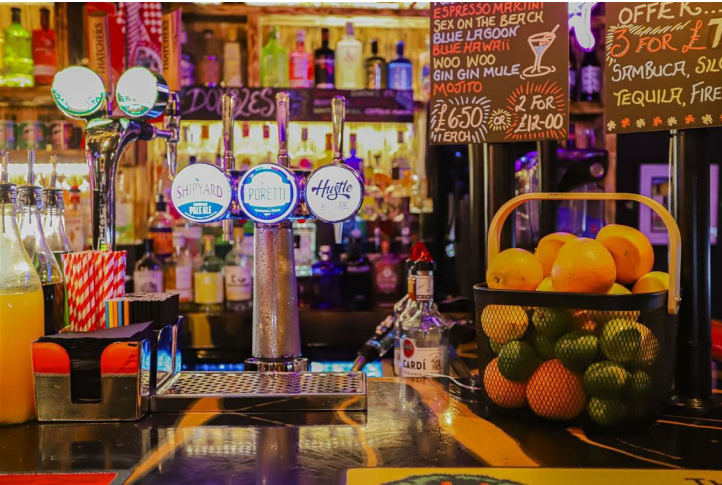
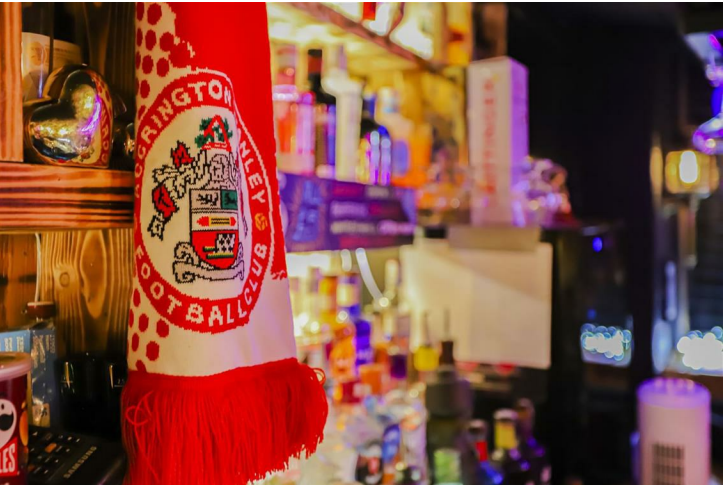
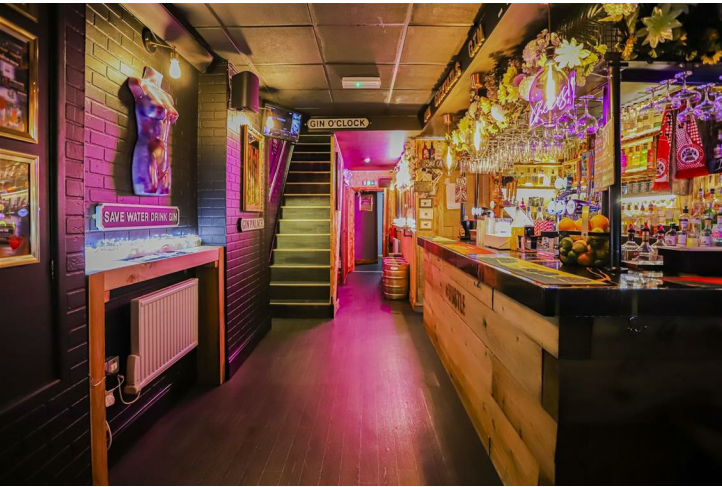
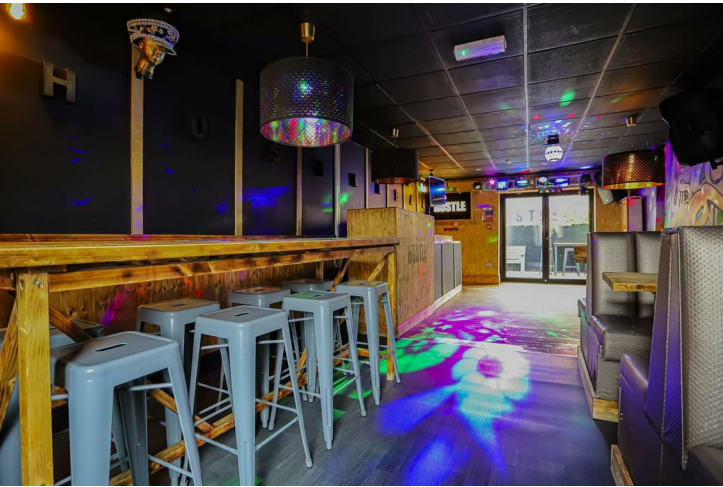
First Floor

Seating Area

29'8 x 13'10 (9.04m x 4.22m)  
UPVC double glazed window, spotlights, feature wall light, smoke detector, integrated desk, wood panel elevation, integrated lighting and steam system, wood effect flooring and UPVC double glazed bi-fold door to balcony.

Exterior

Enclosed courtyard at rear with integrated hardwood seating, decking and balcony with hardwood decking.



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