

# HUNTERS<sup>®</sup>

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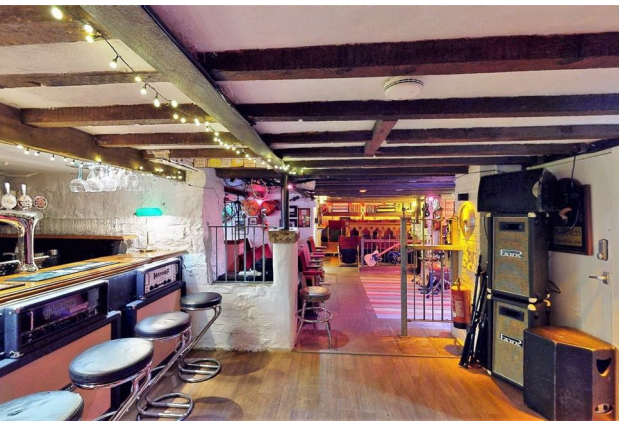
## McCulloughs Music Tavern, Barnoldswick Music & Arts Centre & Burnulfsuic Restaurant

Asking Price £675,000



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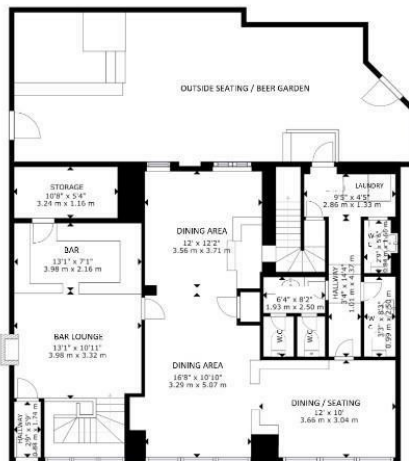
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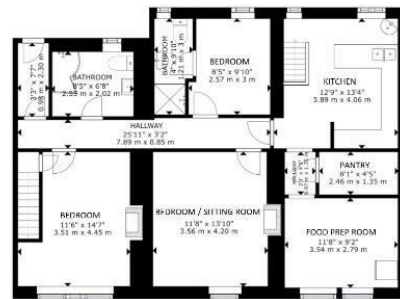




FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA  
 FLOOR 1: 795 sq ft, 73.87 m<sup>2</sup>; FLOOR 2: 1153 sq ft, 107.16 m<sup>2</sup>  
 FLOOR 3: 1030 sq ft, 95.65 m<sup>2</sup>; FLOOR 4: 292 sq ft, 27.11 m<sup>2</sup>  
 TOTAL: 3270 sq ft, 303.79 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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	

## Summary

News Update.....We believe this offers exceptional value for such a bustling business and fine freehold premises.....The vendors also own a nearby holiday cottage / shop, and we would be happy to discuss a figure to include the whole.

REGARDED AS THE BEST MUSIC CENTRE IN THE NORTH.....We are delighted to bring to the market this fantastic trio of businesses all under one roof. At street level there is the world renowned McCullough's Music Tavern with a beautiful bar and seating areas, and with the basement floor offering a fantastic live music venue with further bar. The third and equally successful part of this offering, is the well-established Bernulfsuic Restaurant (this what Barnoldswick was know as in the Doomsday Book), offering freshly cooked food including a highly regarded Sunday roast. Do take a visit to TripAdvisor to look at the reviews for both the bar, music venue, and restaurant.

Located in a prominent position in the centre of Barnoldswick, these well maintained and beautifully refurbished premises offers versatile space and accommodation at circa 3700 sq. ft. The business is well established, and is supported by locals and clientele from around the world. Music is a passion for our clients, who are still very much involved in the music industry both as a performer and a manager, and it is clear to see that this passion has been fully integrated into the bars and music venue. Most events are sell outs as you will see from the link below. No expense has been spared on the refurbishment with high-quality bar and seating areas, wiring and lighting, and with a superb semi-open air beer garden to the rear.

### On-Line-Bullet-Points

- Restaurant, bars and music venue
- The Norths Premier Music Venue
- Superbly re-furnished and presented
- Sell out shows every week. World Class Acts
- Excellent reviews for both venues
- Many fixtures and fittings included
- Immaculate, clean, well run
- 3700 sq ft of freehold property.
- Close-by shop & superb holiday cottage by separate negotiation
- Owners happy to support the new owners until bedded in

The owners are happy to help run / organize events until the new owners are settled in.

Link to future star events <https://www.barnoldswickmusicandartscentre.com/>

Link to past star events <https://www.barnoldswickmusicandartscentre.com/events-gallery>

To the ground floor the open-plan bar with stock room, and the restaurant and further seating areas are finished with an abundance of reclaimed timbers. The attention to detail to the decorations and dressing is superb, and some of the fixtures and fittings will be included in the sale. This theme continues down into the Music Venue in the basement, which has a further high specification bar, and with specialist lighting, an amazing sound system, stage area and cinema style seating. The list of top quality acts and names that have played here including recently is staggering, and far too extensive to list within these marketing details. Going back to the ground floor there are male and female toilets, and a hallway leads out to the superbly presented outdoor music/beer garden area

To the first floor there is a commercial kitchen and separate food preparation room, plus a pantry. The three bedrooms are all double with the principal being en suite, and there is a house bathroom.

To the second floor, an 'owners suite' comprising of a fabulous double bedroom with an en suite bathroom.

The business is included in the sale with an average turnover of £450,000, and with profits currently around 20%. There is no doubt room to increase the owners current income, which we would be delighted to discuss further.

'Cottage on The Corner' and Music Shop

There is an equally well presented shop with a superb (and very popular) holiday cottage available by separate negotiation just a couple of doors down. This will not be sold until a sale has been agreed on the Bar / Restaurant. Asking price is £165,000 for the shop with cottage.

Barnoldswick is a friendly market town known as 'Barlick' by the locals, Set within in the Pennine Hills surrounded by delightful countryside, Barnoldswick is the highest town on the Leeds and Liverpool canal which runs through the heart of the town.

Barnoldswick is well known and famous for the Rolls-Royce establishment boasting high employment, along with other local amenities to include; family run stores, butchers, pubs, fantastic live music venue, post office, banks, churches, four primary schools and great transport links via bus to Skipton train station with direct trains running to London and Leeds.

Barnoldswick is also very handy for the M65 and M6 taking you to the commercial centres of Manchester in around an hour. Other larger towns nearby include Clitheroe and Burnley, again with train stations and shopping centres.