S. KERSHAW & SONS CHARTERED SURVEYORS

TO LET

PROMINENT RESTAURANT PREMISES



B1 BAMFORD SHOPPING PRECINCT, BAMFORD, OL11 5QY

1,101 SQ FT

RESTAURANT UNIT OCCUPYING A PROMINENT UNIT ON A THRIVING SHOPPING PRECINCT



FULLY FIT OUT RESTAURANT



S. KERSHAW & SONS CHARTERED SURVEYORS ESTABLISHED 1845

1B Spinnaker Court, Chandlers Point, Broadway, Salford Quays, M50 2UW

> Tel: 01618341191 Fax: 01618317395

> www.kershaw.co.uk

LOCATION

The property is located in Bamford within close proximity to Heywood town Centre. Set in the picturesque village of Bamford the property occupiers a prominent position on the thriving Bamford Shopping Precinct. The precinct is home to both national and local retailers including Tesco Stores, Bamford Dental Practice and other service led offer. The precinct further offers an abundance of well-maintained car parking.

DESCRIPTION

The subject property occupies a prominent pitch providing open plan premises with seating for ca. 50 table coverings. The property was most recently occupied as an Italian restaurant and is fully fit out with a commercial kitchen. The Landlord will consider restaurant or alternative uses which complement the existing users of the precinct. The subject property comprises of a ground floor commercial unit, with significant return frontage and visibility from Norden Road. Externally the Landlord is progressing with plans to implement a piazza area to the front of the property with potential to provide further useable outdoor space subject to agreement and planning approval, it is expected that there will be an opportunity in the near future to discuss the use of this area under a separate licence.

ACCOMMODATION

Approximate Net Internal Area

SQ FT SQ M

Ground Floor **1,101 102.25**





SERVICES

We understand that mains services are available but interested parties should confirm with the relevant utility companies.

ASSESSMENTS

2023 Ratable Value - £24,000

EPC - Rating C

TERMS

A minimum effective full repairing and Insuring term of 10-years will be considered.

RENTAL

£40,000.00 per annum exclusive

The Property is subject to an additional Service Charge and Insurance Payment.

LEGAL COSTS

The ingoing tenant responsible for the Landlords reasonable legal costs incurred in the preparation of the lease and counterpart lease.

VIEWINGS

Strictly by arrangement with the sole agents: Angus Dean: Angus@kershaw.co.uk

Angus Dean: Angus@kershaw.co.uk Serim Sokun: Serim@kershaw.co.uk

0161 834 1191

Subject to Contract 20 August 2024

S Kershaw and Sons on behalf of ourselves and the Sellers or the Lessors of this property whose Agents we are give notice that: - 1. The particulars are a general outline of the property only for the guidance of potential Buyers or Lessors and do not constitute any part of any offer or a contract. 2. All descriptions, dimensions, references to condition and other details are given without responsibility and may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make his own enquiries. 3. Any Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided. 4. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.