

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



LOCATION

The property is located in Bamford within close proximity to Heywood town Centre. Set in the picturesque village of Bamford the property occupies 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
Serim Sokun: Serim@kershaw.co.uk
0161 834 1191

Subject to Contract
20 August 2024