hyde
Estate & Letting Agents

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14-16 Bolton Street, Bury
BL9 0LQ

£3,000 Per Month

Hyde Estates present this licenced property. Located in the heart of Burys night life scene fronting Bolton Street. Occupying the ground and lower ground floor this double fronted end terrace building with an approx gross internal area of 3,345 SQ FT / 311 SQ M.







Formerly trading as the Black Pub Inn, arranged over the ground and lower ground floor with access from both Bolton Street and Cooper Street. Features high ceilings with ornate plaster work. Arranged over two spacious areas with ample floor area for free standing tables as well as booth seating. Features separate male, female and disabled WC's, all finished to a modern and high standard. Air conditioning is featured as well as a wheelchair lift. A well laid out kitchen is arranged to the rear of the property with separate pot wash area. Also features an office, rear entrance to kitchen for deliveries, some staff parking and separate male and female staff WC's.

To the lower ground floor is a walk-in fridge, walk-in freezer and further preparation and storage areas.

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.

This would be an ideal opportunity for an experienced bar/ restaurant operator.

Note: the rent is not inclusive of free-standing furniture and kitchen equipment, these items are available by negotiation.

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.

Accommodation: approximately 3,345 SQ FT / 311 SQ M

VAT: we understand the property is not liable for VAT

Usage: restaurant and premises

Business rates: the property is described as "restaurant and premises" with a current ratable value of £44,000 per annum. (This is the rateable value for the property. It is not what you pay in business rates or rent. The local council uses the rateable value to calculate the business rates bill) For further information please contact Bury Council's Business Rates Department on 0161 253 5000.

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

EPC: TBA











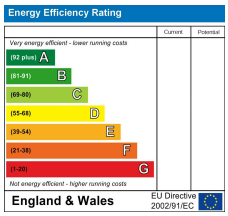

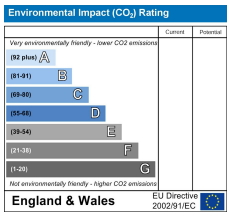

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