

FOR SALE

DETACHED 2-STOREY RESTAURANT WITH 3-BED LIVING
ACCOMMODATION

SITE AREA OF 0.486 ACRES IN PICTURESQUE LOCATION

MAY SUIT OTHER USES, CONVERSION OR REDVELOPMENT - STPP

Lamb & Swift
Commercial Property

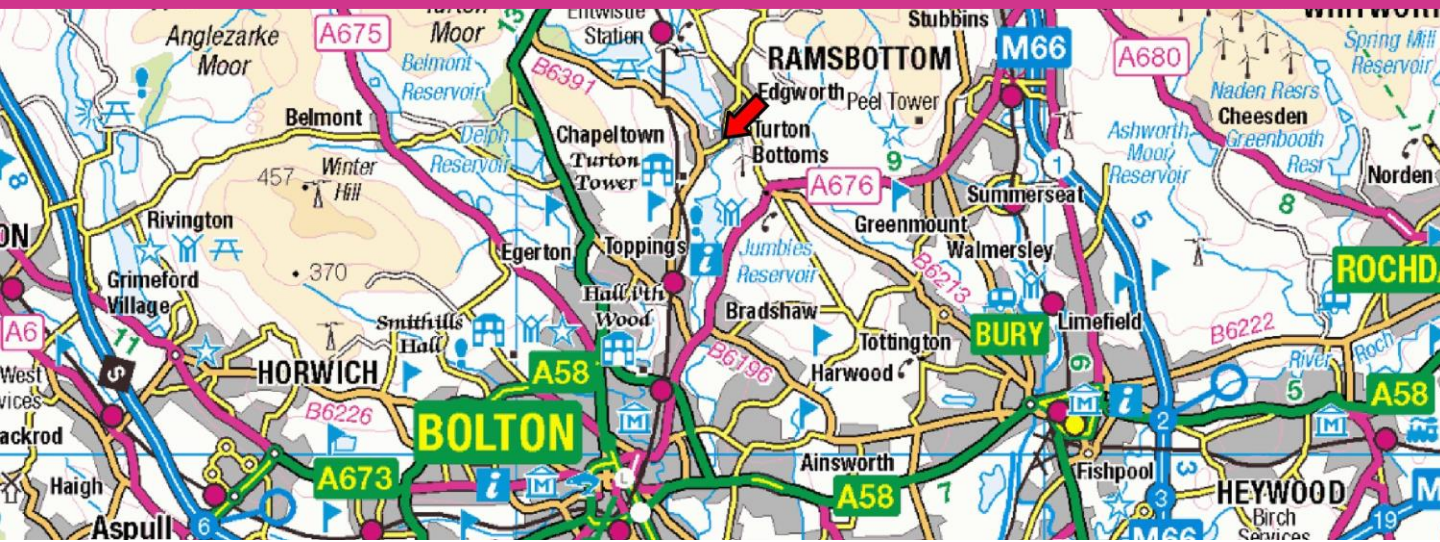
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GIUSEPPE'S RESTAURANT & BAR
10 BOLTON ROAD
EDGWORTH, BOLTON
BL7 0DS

NEW PRICE:
Offers in the region of
£795,000

- Approximately 80 covers with potential for further
- Free of tie and located in a popular affluent village
- Large car park and additional landscaped areas
- Freehold title and scope to increase current sales or further develop site STPP
- Spacious 3 bed apartment to first floor and cellar storage
- Includes attached former cottage upon Birches Road, which is currently used for storage. May suit conversion back to residential STPP.
- May suit other uses/conversion STPP
- **NEW PRICE: Offers in the region of £795,000 exclusive**



LOCATION

The existing Italian restaurant is located within the affluent suburb of Turton/Edgworth approximately 5 miles north of Bolton Town Centre fronting the B6391.

The Pennine Hills and reservoirs of Wayoh and Jumbles are all close by with a steady flow of walkers passing. Edgworth has a population of circa 2500 people with increased visitor numbers.

DESCRIPTION

An impressive detached 2 storey restaurant property with substantial 3 bed living accommodation on a site of 0.486 acres, which benefits from being a freehold title. There is a superb surfaced car park for approximately 40 vehicles at the rear.

The building is constructed of stone elevations under a pitched slated roof. It has an attractive façade, large detached area for outside seating and scope to develop further subject to planning permission. This may include an extension or potential for awning, or orangery, to provide additional outdoor security.

Internally, the restaurant accommodates (comfortably) 80-85 covers, plus bar area, function room, kitchen, cold room and chiller. In addition there is a large cellar area and storage. There is a 3 bed apartment at first floor with large bathroom and kitchen.

Furthermore, there is an annexe, which is presently used for storage purposes, however, this has potential for conversion to a one bed cottage, subject to planning permission.

The property benefits from an extensive CCTV system, is fully alarmed and is in a beautiful “walk-in” condition.

A list of fixtures and fittings and stock can be provided upon request. We understand there is significant scope to increase sales. The present owner currently only trade 5 x evenings and 2 x lunches and close for 6 x weeks holidays each year.

POTENTIAL DEVELOPMENT OPPORTUNITES — Subject to Planning Permission

- Conversion of “annexe” to create self-contained 1 bedroom cottage
- Addition of awning or orangery to create additional outside covers/seating
- Conversion of the upper floors to create further studio flat/apartment
- Development of the substantial car park
- General re-development/sub-division of property to create 3/4 dwellings

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

Description	SQ M	SQ FT
Ground Floor Restaurant/Bar/WCs & Kitchen	209.77	2,258
Function Room	57.60	620
Cellar Storage	106.28	1,144
First Floor Apartment (3 beds, bathroom, kitchen)	98.38	1,059
Former cottage/cold store	65.03	700
TOTAL	537.06	5,781

SERVICES

The mains services connected to the property to include water, gas fired central heating system, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

FOR SALE

Offers in the region of £795,000 exclusive.
Fixtures, fittings, stock and goodwill to form part of a separate negotiation. Further information available upon request.

VAT

VAT is applicable at the prevailing rate

TENURE

Freehold Title Number LAN222546

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £25,250 (as of 1st April 2023).

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Josh Morgan

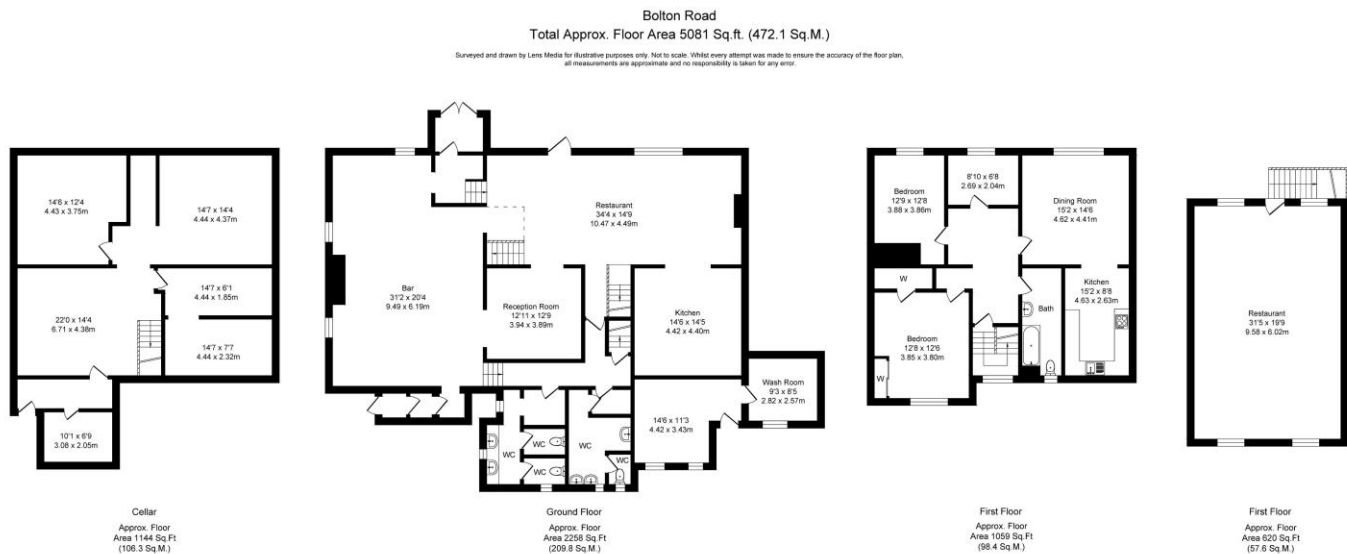
Email: jmorgan@lambandswift.com

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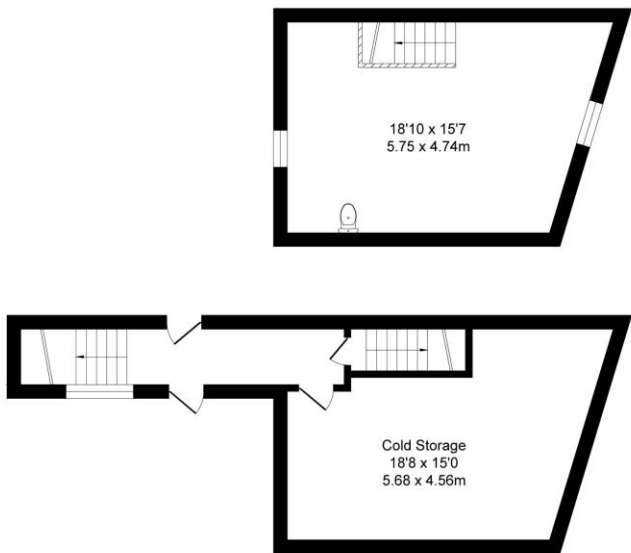






Bolton Road
Total Approx. Floor Area 700 Sq.ft. (65.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Cottage
Approx. Floor Area 700 Sq.Ft (65.0 Sq.M.)

