

TO LET / MAY SELL

SEMI-DETACHED RESTAURANT PREMISES WITH PARKING
POPULAR VILLAGE LOCATION, MAY SUIT OTHER USES STPP

Lamb & Swift
Commercial Property

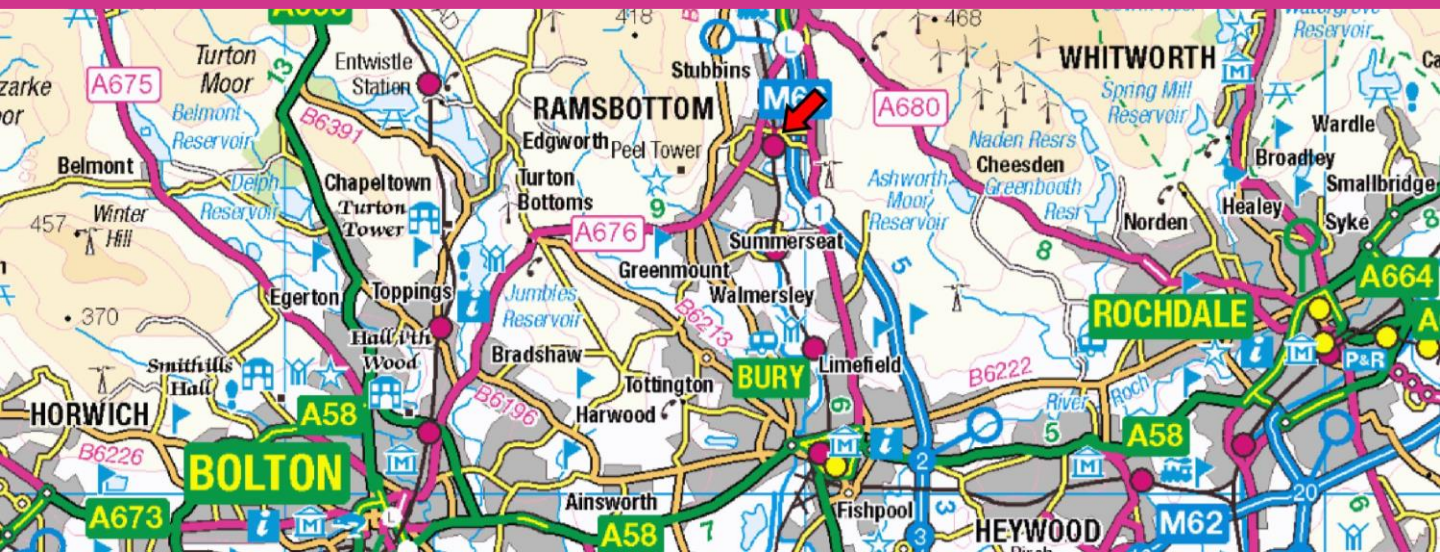
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HEARTH OF THE RAM
13 PEEL BROW
RAMSBOTTOM
BURY
BL0 0AA

£65,000
per annum
exclusive

- Approximately 240 covers
 - Open plan lounge & dining conservatory (110)
 - First floor restaurant/function room (50)
 - Alfresco dining (80)
- Accommodation arranged across ground, first floor and basement levels
- Free of tie and located in a popular affluent village
- Large car park (16 spaces) and additional covered outdoor seating area
- Three bars and two kitchens
- Available for immediate occupation
- May suit other uses STPP
- £65,000 per annum exclusive



LOCATION

The subject property is located within the town of Ramsbottom, which forms a part of the Metropolitan Borough of Bury within the Greater Manchester conurbation. Ramsbottom is located 3.9 miles (6.3 km) north-northwest of Bury, and 12 miles (19 km) north-northwest of Manchester.

The subject property itself, which is pavement fronted, fronts direct onto Peel Brow, in close proximity to the intersection of Peel Brow with Bridge Street to the west and Bury New Road to the east. The property is located close to the junction of Peel Brow with Kenyon Street.

The main Village Centre of Ramsbottom, which is a thriving tourist town, is located some 400 metres west of the subject property. The majority of retail and commercial properties within Ramsbottom are centred upon Bridge Street and the A676, Bolton Street.

DESCRIPTION

The subject property comprises of a semi-detached, traditionally constructed stone built double fronted former restaurant premises set beneath a pitched and slated roof covering.

The property benefits from a substantial two storey outrigger style configuration to the rear, so that overall, the two-storey element of the property is "L" shaped in nature. The property also has the advantage of a substantial conservatory extension for dining, al fresco decked seating area and a car park.

Internally, the property is configured across ground, first and basement (cellar levels). The ground floor provides for a lounge bar area and dining conservatory. There is an additional bar located within the conservatory. The main kitchen is located at this level, along with a disabled toilet.

The first floor in "L-shaped" in nature and is open plan, providing for additional seating and a function room. This floor benefits from a separate bar area and both male and female WC's.

The basement area provides for male and female WC's, kitchen with walk-in fridge, dumb waiter serving both the ground and first floors and a cask ale and wine cellar.

Externally, there is a partially covered decked seating area and outdoor pizza kitchen. The property benefits from a reasonable sized car park allowing for approximately 16 vehicles

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 | 182.79 | 1,967 |
| First Floor Bar/seating & WC's | 84.72 | 912 |
| Basement Cellar/WC's/Kitchen & stores | 86.17 | 928 |
| TOTAL | 353.68 | 3,807 |

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.

RENTAL

Available by way of a Full Repairing and Insuring Lease, for a term of years to be agreed at a rent of £65,000 per annum.

Fixtures, fittings, stock and goodwill to form part of a separate negotiation. Further information available on request.

TENURE

Freehold

Title Numbers: GM716595 / MAN278876

FOR SALE

Price on application

VAT

VAT may be applicable and if so, will be at the prevailing rate

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £17,000 (as of 1st April 2023).

The Standard Uniform Business Rate for the 2022/2023 Financial Year is 0.512 pence in the £, or £0.499 pence in the £ for qualifying small businesses.

EPC

Energy Rating: C (70)

| | | |
|--|--|---------------------------|
| Hearth of the Ram, 13 Peel Brow, Ramsbottom Bury BL0 0AA | | Energy rating C |
| Valid until 23 January 2033 | Certificate number 7870-1760-9741-4117-4905 | |

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

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

Telephone: 01204 522275

Contact: Andrew Kerr

Email: akerr@lambandswift.com

Contact: Nick Swift

Email: nswift@lambandswift.com

Lamb & Swift Commercial

179 Chorley New Road

Bolton

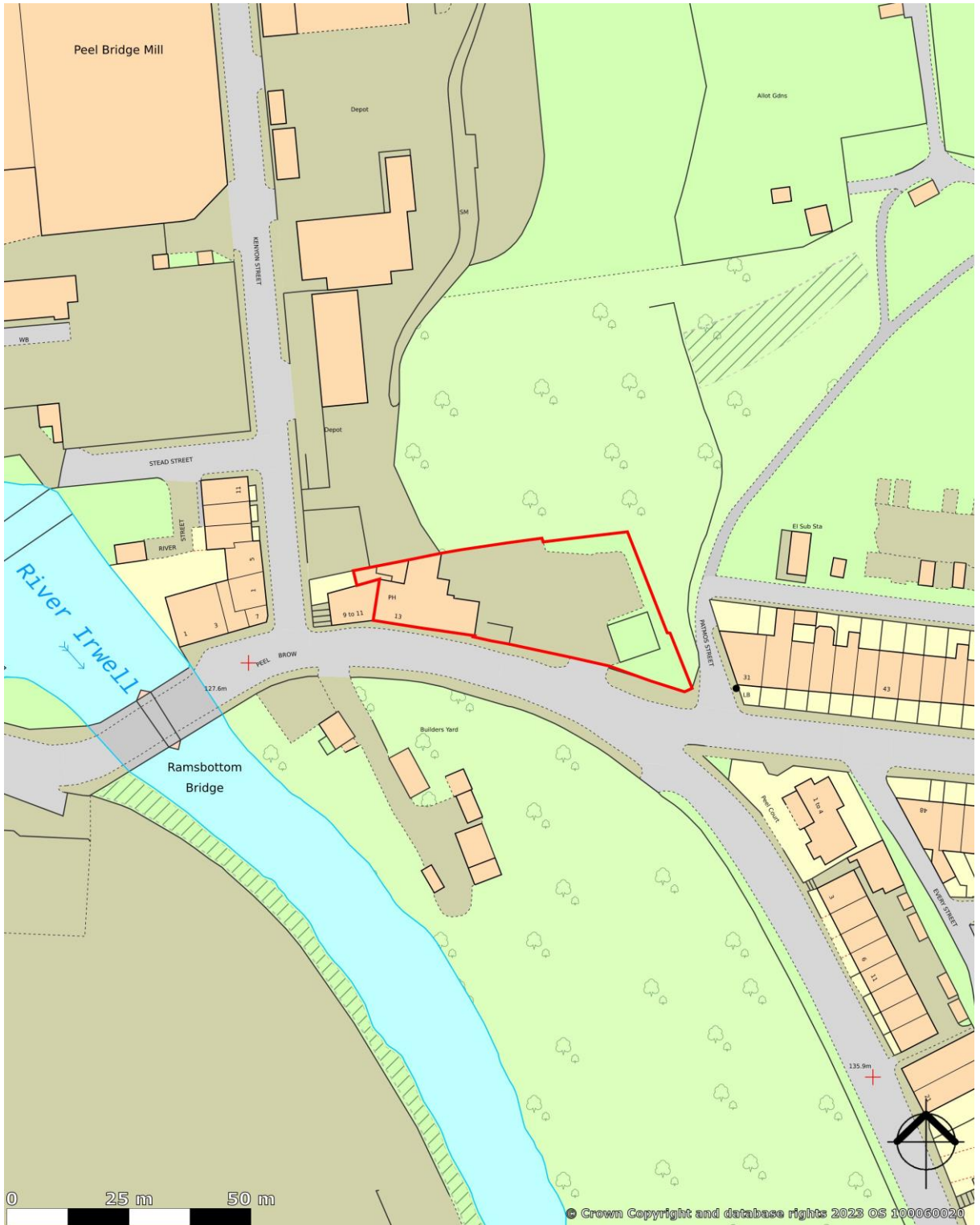
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Please note, the photographs used in this brochure, were taken at a time when the premises were operating.



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Site Map – For identification purposes only