



**Charles Louis Homes Ltd**  
 4 Bolton Street  
 Ramsbottom  
 Bury  
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# CHARLES LOUIS

HOMES LIMITED

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## Discreet Listing , Bury, BL0

**£60,000 Per annum**



A distinguished commercial pub and restaurant property, located in a vibrant and historic village in North Manchester, is being off-marketed by the Charles Louis Group.

This exceptional establishment is ideal for entrepreneurs and restaurateurs looking to establish a premier dining and bar experience in a highly sought-after location.

The property enjoys excellent visibility and foot traffic. It is conveniently situated near sought-after local housing stock within the bustling community and close to the centre of the village.

The town's charm and accessibility make this property a desirable destination for both locals and visitors.

The property features spacious and tastefully designed interiors that create a welcoming ambiance and atmosphere. The main dining area offers ample seating, complemented by natural light and stylish décor, perfect for a sophisticated dining experience. The bar area is well-appointed, providing a comfortable and inviting space for patrons to enjoy a drink.



- Vibrant bar and restaurant in Lancashire
- Excellent local and tourist customer potential
- A mix of superb modern and traditional design
- £60,000 pa leasehold
- Excellent Visibility and Foot Traffic
- May suit redevelopment, subject to planning
- Outstanding outdoor seating and car park
- Purchase guide price £900,000