

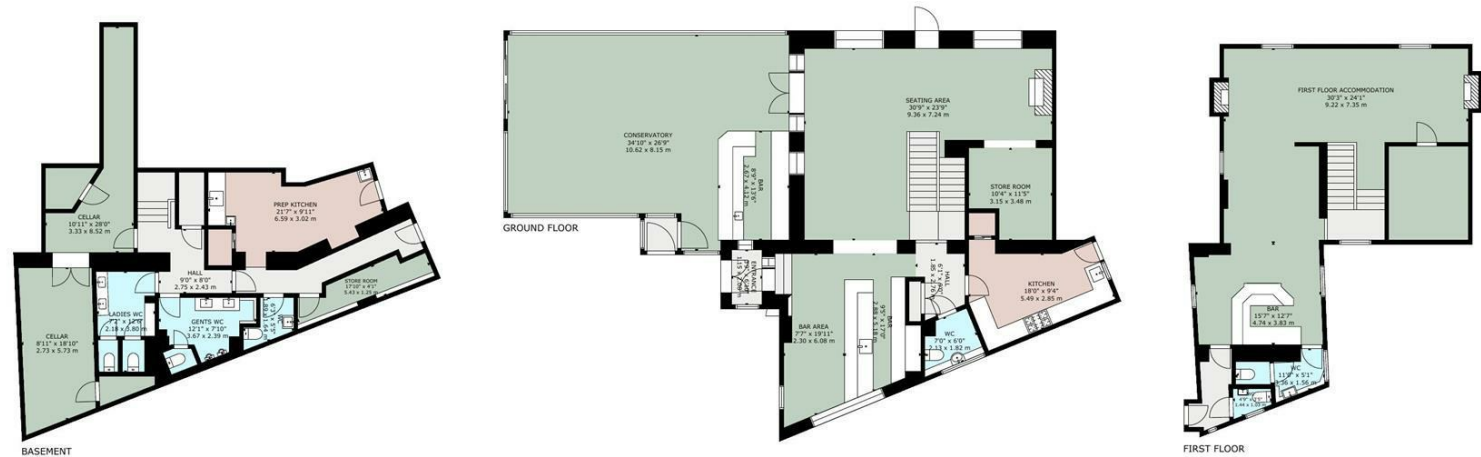


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

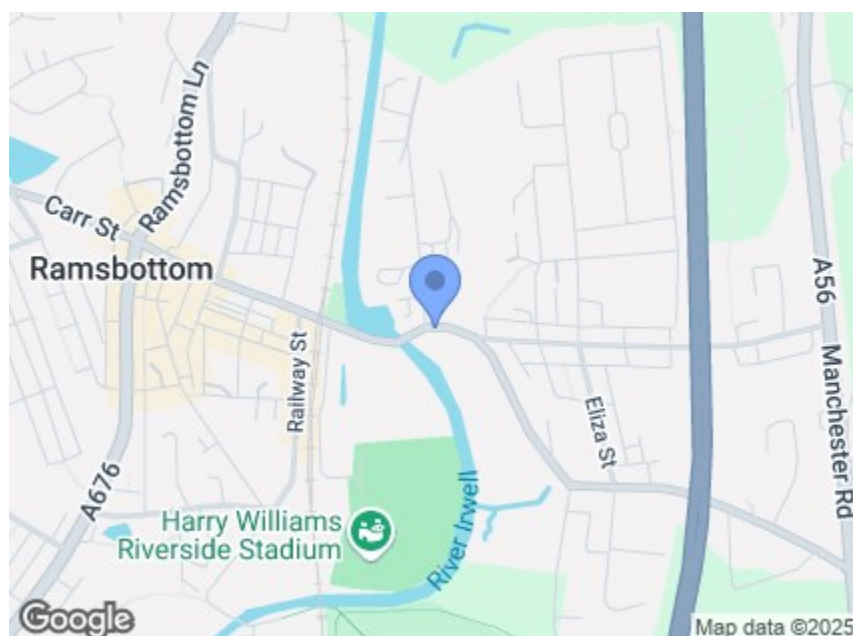
CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 415 m²/4,469 sq ft
BASEMENT: 106 m²/1,137 sq ft, GROUND FLOOR: 212 m²/2,285 sq ft, FIRST FLOOR: 97 m²/1,047 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

White Rabbit Peel Brow

Ramsbottom, Bury, BL0 0AA

Price guide £900,000



- Vibrant bar & restaurant in Ramsbottom Town Centre
- Excellent local and tourist customer potential
- Formally the site of Hearth of the Ram
- Outstanding outdoor seating and car park

- Excellent Visibility and Foot Traffic
- May suit redevelopment, subject to planning
- A mix of superb modern and traditional design
- Purchase guide price £900,000 / £55,000 pa leasehold

White Rabbit Peel Brow

Ramsbottom, Bury, BL0 0AA

****POTENTIAL DEVELOPMENT OPPORTUNITY**** Formally the site of Hearth of the Ram, this distinguished commercial pub and restaurant property is located in a vibrant and historic village of Ramsbottom

This exceptional establishment is ideal for entrepreneurs and restaurateurs looking to establish a premier dining and bar experience in a highly sought-after location. May suit other uses, subject to planning.

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.

The property boasts a state-of-the-art commercial kitchen, fitted with high-quality appliances and ample workspace.

This allows for efficient food preparation and seamless service, catering to a variety of culinary offerings.

The property's layout is designed for flexibility, allowing for both intimate dining and larger gatherings. Private dining rooms or event spaces can be accommodated, making it ideal for special occasions, corporate events, or private parties.

The charming outdoor seating area has views into the woods, perfect for alfresco dining or casual drinks. The large garden seating space provides a serene setting in this destination pub/restaurant.

The property includes a private, large, dedicated car park, which provides not only parking for customers but also the potential for further outdoor seating, entertainment, and catering options.

Further detail is available on request and on completion of the