



FOR SALE

215 Manchester Road

215 Manchester Rd, Kearsley,, Bolton, Greater Manchester BL4 8QL

Investment or Development Opportunity - REDUCED FOR A QUICK SALE. Previously Rented by Pearson Ferrier Commercial at £17,000PA. Offers are invited in the region of £189,995 subject to contract and inclusive of VAT, reflecting a net yield of 8.94%.

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Don't miss out on this prominent main road premises.

This three storey property has recently run as a restaurant and presented in excellent condition. With all fixtures and fittings included in the asking price along with a fully fitted kitchen and bar area.

We understand that the owner has carried out a broad scheme of refurbishment works in recent years and the premises was recently trading as 'Ma's Steakhouse' and accommodated 46 covers (although there is potential for further seating, subject to reconfiguration).

The premises may also suit other uses, including partial conversion to residential accommodation (subject to planning permission).

The properties current layout is as follows:
Lower ground floor- Beer Cellar, (Access for deliveries from the front of the property),storage area and staff rest rooms and W.C.
Ground floor- Main entrance bar and seating area, restaurant seating area, fully fitted kitchen, separate preparation area and bin store.
First floor- Restaurant seating area to the front with dual aspect. Second restaurant seating area with access to both male, female W.C and disable W.C.

The immediate area consists of a mixture of commercial and residential occupiers, with notable premises nearby occupied by national brands including Tesco Express, Betfred, Costcutter and the Post Office.

Price	£189,995
Building type	Leisure
VAT	We understand that the premises is not elected for VAT.
Tenure	Leasehold
Deal type	Investment
Planning class	A3

For more information please visit:
<http://example.org/m/44917-215-manchester-road-215-manchester-rd>



Licence to supply alcohol for consumption ON or OFF the premises.

Licence for Late night refreshment(indoors and outdoors)

Licence to play recorded music (indoors)

All fixtures and fittings included.

Fully fitted kitchen with separate preparation area.

Prominent main road position.

Potential 8.94% Yield.



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Data provided by Google

Units & availability

Unit	Floor	Size sq ft
Beer cellar/ Storage/Staff rest rooms	Basement	751
Retail Zone A(BAR)	Ground	236
Kitchen Area	Ground	329
Restaurant Seating/W.C	First	504
Total		1,820

* All sizes GIA

Location overview	The immediate area consists of a mixture of commercial and residential occupiers, with notable premises nearby occupied by national brands including Tesco Express, Betfred, Costcutter and the Post Office.	
Airports	Manchester 13.2m, Liverpool 24.3m	
National rail	Kearsley 0.6m, Farnworth 1.2m, Moorside 1.6m	
Road	1.5m to M60	
Amenities	The immediate area consists of a mixture of commercial and residential occupiers, with notable premises nearby occupied by national brands including Tesco Express, Betfred, Costcutter and the Post Office.	
Lease overview	Period	999 years
	Start year	1875
	Remaining	855 years
EPC	Available on request	

Notes:

Pearson Ferrier Commercial

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Quote reference: SALE-44917

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