

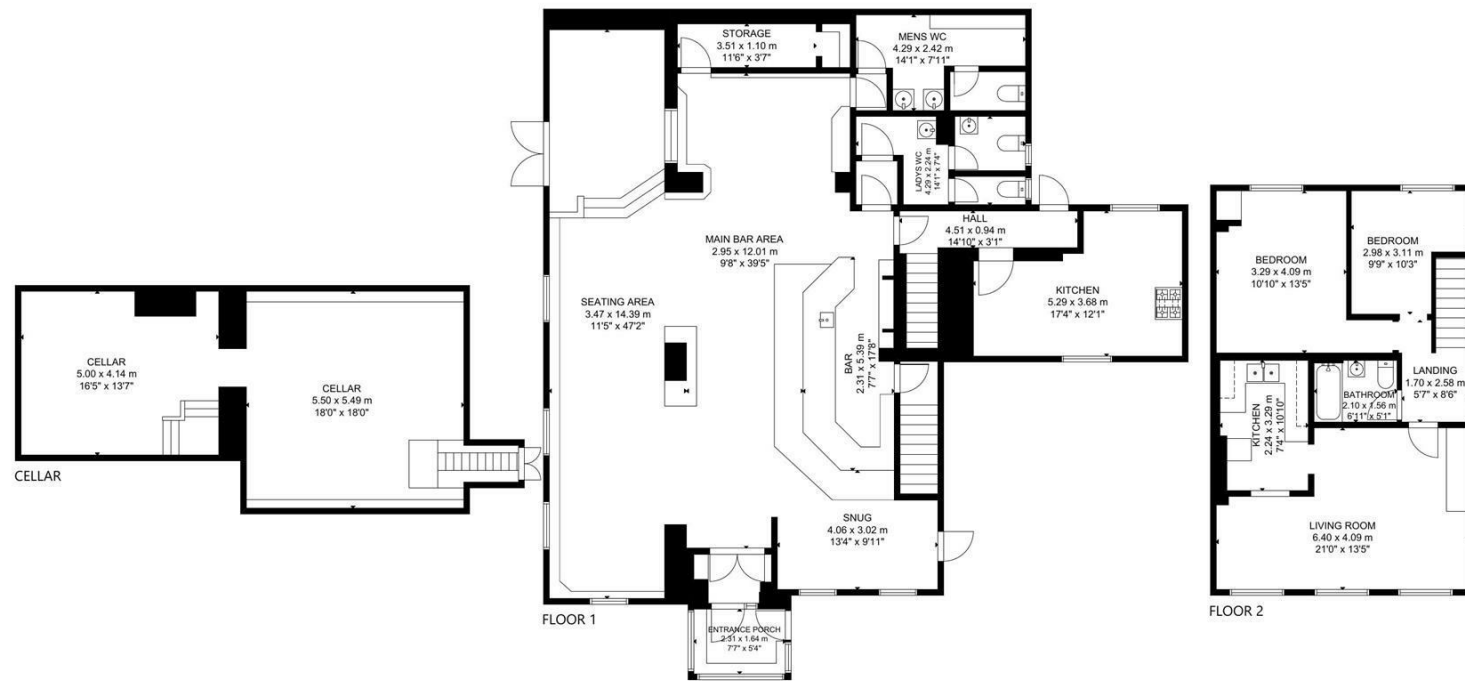


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CHARLES LOUIS

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GROSS INTERNAL AREA
TOTAL: 299 m²/3,227 sq ft
CELLAR: 55 m²/593 sq ft, FLOOR 1: 180 m²/1,940 sq ft
FLOOR 2: 64 m²/694 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Formerly The Fusilier Pub 176, Bolton Road West Ramsbottom, Bury, BL0 9PE

Offers over £400,000

- Historic Pub Property
- Approximately 1 Mile From Ramsbottom Centre
- Busy Main Road Location
- Early Viewings Strongly Advised
- Would Suit Redevelopment Potential
- Freehold, Free Of Tie & Sold With Vacant Possession
- Private Car Parking On Site
- EPC - C



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Formerly The Fusilier Pub 176, Bolton Road West Ramsbottom, Bury, BL0 9PE

Charles Louis Commercial Agents are proud to handle the sale of the former Fusilier Pub, Ramsbottom.

Overview

Commercially, this would ideally suit an experienced Publican seeking to acquire a vacant possession independent, freehold, free-of-tie Public House Property, or alternatively from a residential viewpoint, look at converting, subject to planning permission.

This opportunity has a busy main road presence approximately 1 mile to the charming centre of Ramsbottom. The pub historically served locals and with private car parking and 2 bedroom accommodation above provides great possible options for an incoming purchaser.

Approximate Gross Internal Area: 3,227 Sq Ft

We understand there is VAT applicable on sale.

All planning enquiries to be made to Bury Council.

Early viewings are strongly recommended.

EPC - C

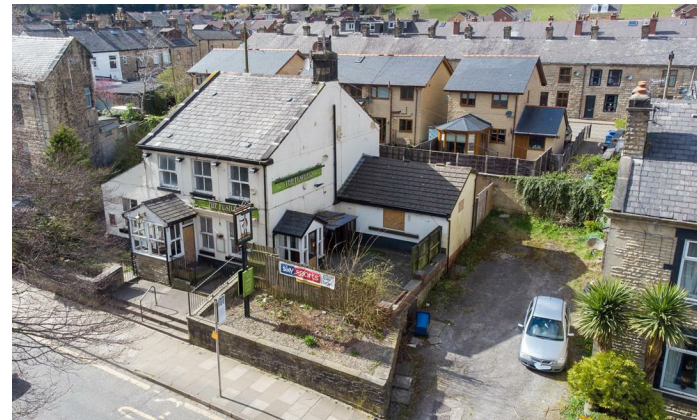
External 1



External 2



External 3



External 4



External 5



Bar Area 1



Bar Area 2



Bar Area 3



First Floor Kitchen



First Floor Bathroom



First Floor Bedroom

