

The Royal Hotel Bacup Road

Waterfoot, Rossendale, BB4 7AW

****RESTAURANT/BAR TO LET**RECENTLY REFURBISHED**AVAILABLE NOW**** Charles Louis Commercial are pleased to bring to the market a Pub/Bar, available to let in the town centre location of Waterfoot. The property has been fully refurbished throughout and would suit a Restaurant/Bar/Music Venue, subject to use.

The property has a fitted commercial kitchen, bar area, larder, prep area and fully fitted cellar for keeping the beer!!

The property is set over 2 levels and is approximately Over 4,000 SqFt, across the basement and ground floor,

Viewing is Essential

Basement - Cellar One

18'1 x 9'4 (5.51m x 2.84m)

Basement - Cellar Two

16'3 x 14'11 (4.95m x 4.55m)

Basement - Cellar Three

21'4 x 19'7 (6.50m x 5.97m)

Basement WC

3'4 x 4'11 (1.02m x 1.50m)

Entrance

5'10 x 6'2 (1.78m x 1.88m)

Lounge Area

17'5 x 34'8 (5.31m x 10.57m)

Customer Area/ Bar

26'4 x 34'8 (8.03m x 10.57m)

Bar

11'7 x 29'3 (3.53m x 8.92m)

Store

5'9 x 26'4 (1.75m x 8.03m)

Store Room

4'11 x 8'7 (1.50m x 2.62m)

Kitchen

15'4 x 20'3 (4.67m x 6.17m)

Dining Area

14'0 x 24'4 (4.27m x 7.42m)

Hallway

8'2 c 22'2 (2.49m c 6.76m)

Disabled Toiler

5'9 x 8'2 (1.75m x 2.49m)

Mens WC

9'8 x 16'2 (2.95m x 4.93m)

Ladies WC

8'6 x 17'2 (2.59m x 5.23m)