



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

CHARLES LOUIS

HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

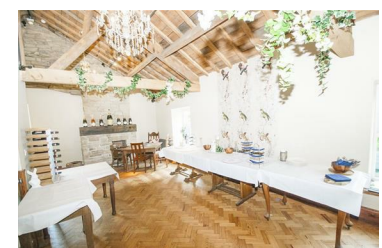


White Rabbit Peel Brow, Bury, BL0 0AA

£55,000 Per annum



****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



- Vibrant bar and 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 of price £900,000 / £55,000 pa leasehold