



Hyde Estate & Letting Agents

**14-16 Bolton Street, Bury
BL9 0LQ**

£3,000 Per Month

Hyde Estates present this restaurant and premises. Located in the heart of Burys night life scene fronting Bolton Street. Occupying the ground and lower ground floor this double fronted end terrace building with an approx gross internal area of 3,081 SQ FT / 286 SQ M.



Formerly Pizzeria Bella Italia, a much loved and long-established family run Italian restaurant established in 1982. The restaurant is arranged over the ground floor and can be accessed from both Bolton Street and Cooper Street. The bar area features high ceilings with ornate plaster work, mirror panelled walls and tiled flooring. The bar itself offers black granite tops and a bottle display area to the rear. The restaurant has a more traditional trattoria feel, with wooden flooring and textured plaster ceiling and walls. There's plenty of floor area for free standing tables as well as booth seating. There's separate male, female and disabled WC's, all finished to a modern and high standard. Air conditioning is featured in both the bar and restaurant area. The Cooper Street entrance provides a wheelchair lift.

A well laid out kitchen is arranged to the rear of the restaurant with separate dessert and pot wash areas. To the lower ground floor is a walk-in fridge, walk-in freezer and further preparation and storage areas. Also features an office, back door for deliveries, some staff parking and separate male and female staff WC's.

The surrounding area is a vibrant mix of retail, dining, nightlife and leisure, featuring the Millgate Shopping Centre and well-known brands such as, NatWest, Joseph Holt, Subway, McDonald's, Tim Hortons together with a multitude of independents ensuring a thriving commercial environment.

This would be an ideal opportunity for an experienced bar/ restaurant operator.

Please note - the rent does not include the free-standing furniture and kitchen equipment; these items are available by negotiation.

Location - situated on an established parade of shops on Bolton Street, conveniently located to Bury bus station, Metrolink, M66 motorway junction 2 and Bury East Lancs Railway Station.

Rent - £36,000 PAX

Accommodation- approximately 3,081 SQ FT / 286 SQ M.

Terms of lease- by negotiation

VAT - we understand the property is not liable for VAT

Usage - restaurant and premises

Business rates - the property is described as "restaurant and premises" with a current rateable value of £34,750 per annum. (This is the rateable value for the property. It is not what you pay in business rates or rent. The local council uses the rateable value to calculate the business rates bill) For further information please contact Bury Council's Business Rates Department on 0161 253 5000.

Legal costs - Each party to bear their own legal costs.

EPC - TBA

Viewings - Hyde Estate & Letting Agents 0161-773 4583



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) 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		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB