

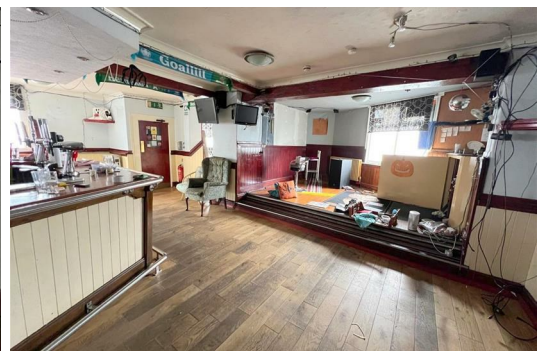


Hyde Estate & Letting Agents

**217 Bolton Road, Bolton
BL4 8NG**

£2,900 Per Calendar Month

Hyde Estates present this public house and premises arranged over three floors in this detached building with car park. Located on the corner of Bolton Road (A653), and Stoneclough Road (A667) a high traffic location. The unit measures approx 4897 SQ FT (455 SQ M)



Hyde Estates present this public house and premises formerly trading as The White Horse Pub. This detached building is arranged over the ground, first and lower ground floor. The ground floor comprises of a bar with several seating areas together with a male and female WC. The first floor was used as living accommodation to the pub and features five bedrooms, living room, dining kitchen and bathroom suite. To the rear is a car park which is accessible from both Stoneclough Road and Bolton Road.

The unit would suit a variety of different uses.

Location

Situated on a busy intersection between Bolton Road (A653), and Stoneclough Road (A667) Just a short drive to the A666 and M61 motorway junction 3. Accommodation - approx 4897 SQ FT (455 SQ M)

Terms of lease
By negotiation

VAT
We understand the property is liable for VAT.

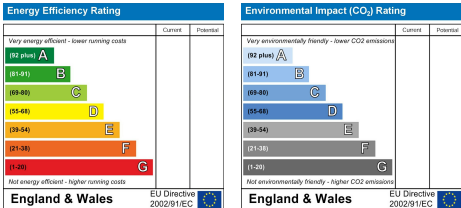
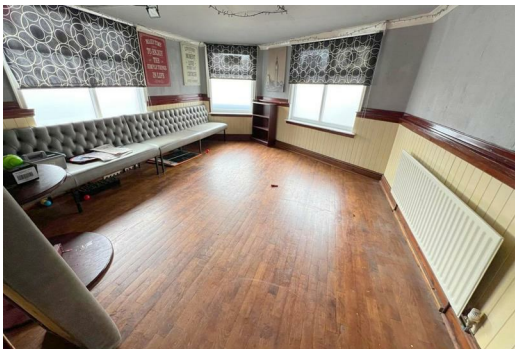
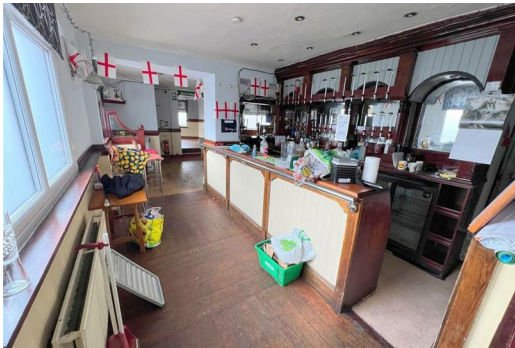
Usage
Public house and Premises

EPC - C

Business rates
The property is described as “public house and premises” with a current rateable value of £2,300 per annum. This is the rateable value for the property. It is not what you pay in business rates. Your local council uses the rateable value to calculate the business rates bill. For further information please contact Bolton Council Business Rates Department on 01204 333333.

Legal costs
Each party to bear their own legal costs.

Viewings
Please contact Hyde Estate & Letting Agents 0161-773 4583



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