



Hyde Estate & Letting Ag

**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

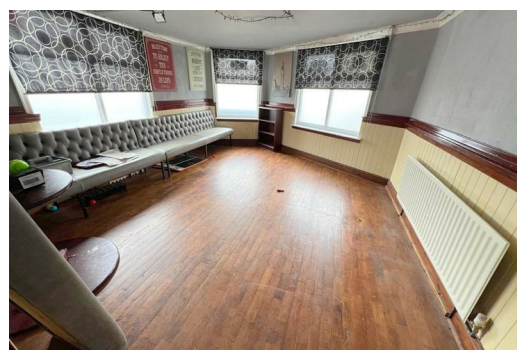
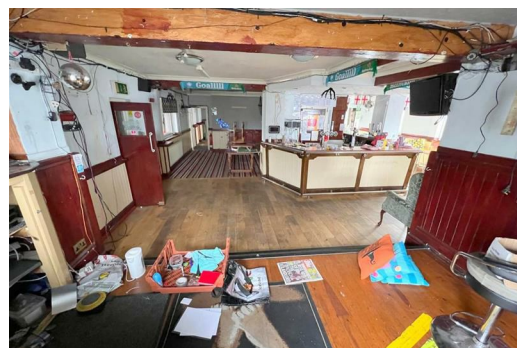
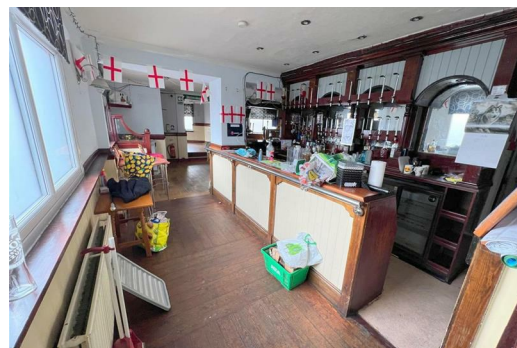
The property is described as "public house and premises" with a current rateable value of £2,300 per annum. This is the rateable value for the property. It is not what you pay in business rates. Your local council uses the rateable value to calculate the business rates bill. For further information please 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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	Current	Potential	(92 plus) A	Current	Potential
(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

