

HUNTERS®

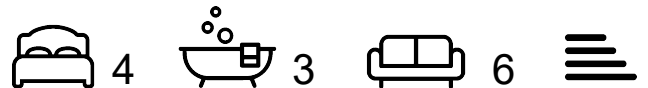
HERE TO GET *you* THERE



18-22 Rainhall Road

Barnoldswick, BB18 5AF

Asking Price £674,500



- Restaurant, bars and music venue
- Superbly re-furbished and presented
- Excellent reviews for both venues
- Immaculate, clean, well run
- Close-by shop & superb holiday cottage by separate negotiation

- The Norths Premier Music Venue
- Sell out shows every week
- Many fixtures and fittings included
- 3700 sq ft of freehold property.
- Owners happy to support the new owners until bedded in

Tel: 01756 700544

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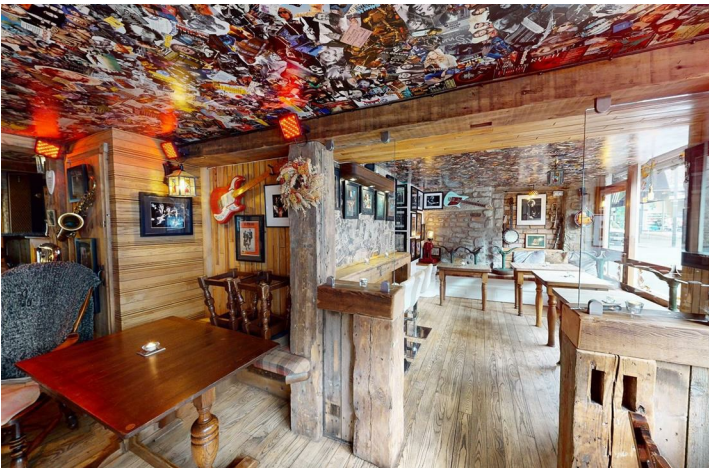
News Update.....Our vendors have reduced the property by £75,000 to reflect current market conditions, and we believe this offers exceptional value for such a bustling business and fine freehold premises.....The vendors also own a nearby holiday cottage / shop, and we would be happy to discuss a figure to include the whole.

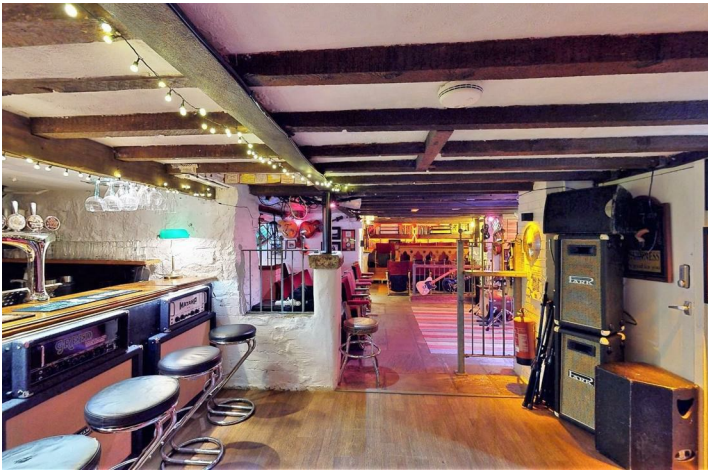
We are delighted to bring to the market this fantastic trio of businesses all under one roof. At street level there is the world renowned McCullough's Music Tavern with a beautiful bar and seating areas, and with the basement floor offering a fantastic live music venue with further bar. The third and equally successful part of this offering, is the well-established Bernulfsuic Restaurant (this what Barnoldswick was known as in the Domesday Book), offering freshly cooked food including a highly regarded Sunday roast. Do take a visit to TripAdvisor to look at the reviews for both the bar, music venue, and restaurant.

Located in a prominent position in the centre of Barnoldswick, these well maintained and beautifully refurbished premises offer versatile space and accommodation at circa 3700 sq. ft. The business is well established, and is supported by locals and clientele from around the world. Music is a passion for our clients, who are still very much involved in the music industry both as a performer and a manager, and it is clear to see that this passion has been fully integrated into the bars and music venue. Most events are sell outs as you will see from the link below. No expense has been spared on the refurbishment with high-quality bar and seating areas, wiring and lighting, and with a superb semi-open air beer garden to the rear.

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Floorplan







Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

Viewing

Please contact our Hunters Skipton Office on 01756 700544 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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