



## Hark to Dandler

186 Walmersley Old Rd, Bury BL9 6SA

Potential Turnover

**£338,000**

Expected Earnings

**£70,980** (baseline – great

potential to boost much further)

Retail Operator

Community Wet  
Led Pub

Beer garden

Living Accommodation



### Guideline Ingoing Costs

Bond	£5,000
Service Charge	£0
Stock and glassware	£0
Total Ingoing fees	£5,000



## Overview

Newly refurbished pub (following investment in Spring 2026) in excellent condition following a 6-figure investment, located in a highly populated residential area of Walmersley, Bury.

The Hark to Dandler is a great community local which is well surrounded and supported by many of the locals living in the area.

This is an excellent opportunity for experienced pub professionals to run their own pub with the support of a 7<sup>th</sup> generation family brewery and pub company.

Rent-free accommodation

Full utilities paid : gas, electric & water (for the entire building including the accommodation)

Cost of Sky & TNT Sports included

Entertainment budget support

Business rates covered

## Trading Facilities

The pub has two main areas which are all served by one bar. There's a cosy bar lounge as well as a games area at the back with pool and darts.

Throughout the pub there will be top quality television and speaker facilities.

There's also an expansive beer garden at the back of the building, which is especially popular over summer nights.

The catering kitchen is well equipped for buffets and light refreshment, and the car park has over 15 parking spaces.

## Private Accommodation

The private accommodation is made up of two bedrooms, a lounge living room, a bathroom and a kitchen, ideal for a family.