The Hollins Bush, Bury

257 Hollins Lane, Unsworth, Bury BL9 8AS

Rent Guide

£19,500 + VAT

Per annum

Potential Turnover

£300,000

Community pub with Food | Car Parking | Beer Garden | Living Quarters



Guideline Ingoing Costs

Bond	£5,000
Service Charge	£2,792pa
Stock and glassware	£5,000
Total Ingoing fees †	£12,972

† If you don't have all the funding available immediately, talk to us

Overview

The Hollins Bush presents a rare opportunity to run this famous community public house in the heart the community. Benefiting from a strong local reputation and loyal customer base, the business offers a solid foundation for an experienced operator to further develop both wet and food sales.

The property has been refurbished to a high standard throughout and provides an attractive mix of traditional character and modern trading facilities. With established revenue streams from food, drink and entertainment, The Hollins Bush is ideally positioned to continue serving as a key social hub within the local community.

Trading Facilities

The property delivers strong kerb appeal and offers a welcoming trading environment both internally and externally.

The main trading area comprises a spacious open-plan bar and lounge, designed to accommodate a variety of customer occasions. Multiple seating areas, traditional snugs and dedicated drinking and dining spaces create a flexible layout capable of supporting both everyday trade and organised entertainment events.

A central double-sided log burner provides an attractive focal point and enhances the warm and inviting atmosphere throughout the premises. In addition, the property benefits from a compact yet well-equipped commercial kitchen, offering excellent scope for a quality pub food operation.

Externally, customers can enjoy a secure enclosed beer garden, providing a highly desirable outdoor trading area for drinking, dining and social occasions. The property also benefits from on-site parking for both customers and residents.

Private Accommodation

The property includes well-proportioned private living accommodation situated above the business, offering an excellent lifestyle opportunity for an owner-operator or on-site manager.

The accommodation comprises:

- Three bedrooms
- Private lounge
- Kitchen

- Office

The residential accommodation provides comfortable living space with the convenience of being located directly above the business.

Summary

The Hollins Bush represents an attractive pub opportunity to acquire a successful community pub with established trade, quality fixtures and fittings, and considerable opportunity for future growth. The combination of a strong local customer base, food offering, entertainment provision, outdoor trading space and owner's accommodation makes this an appealing proposition for both experienced publicans and ambitious operators seeking a community-focused business.

Barrelage

Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)	Total Composite
2021 / 22	157	1,084	1,107	167	1,748	182
2022 / 23	153	1,164	991	111	1,488	176
2023 / 24	148	733	951	85	1,379	167
2024 / 25	153	716	1,201	74	1,243	173
2025 / 26	147	734	1,454	75	1,400	170
Average	**152**	**886**	**1,141**	**102**	**1,452**	**174**