



Hop Micro Pub

70 Bank Street, Rawtenstall, Rossendale, Lancashire BB4 8EG

Tenure: Freehold

Price: £250,000

Ref: 96098

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

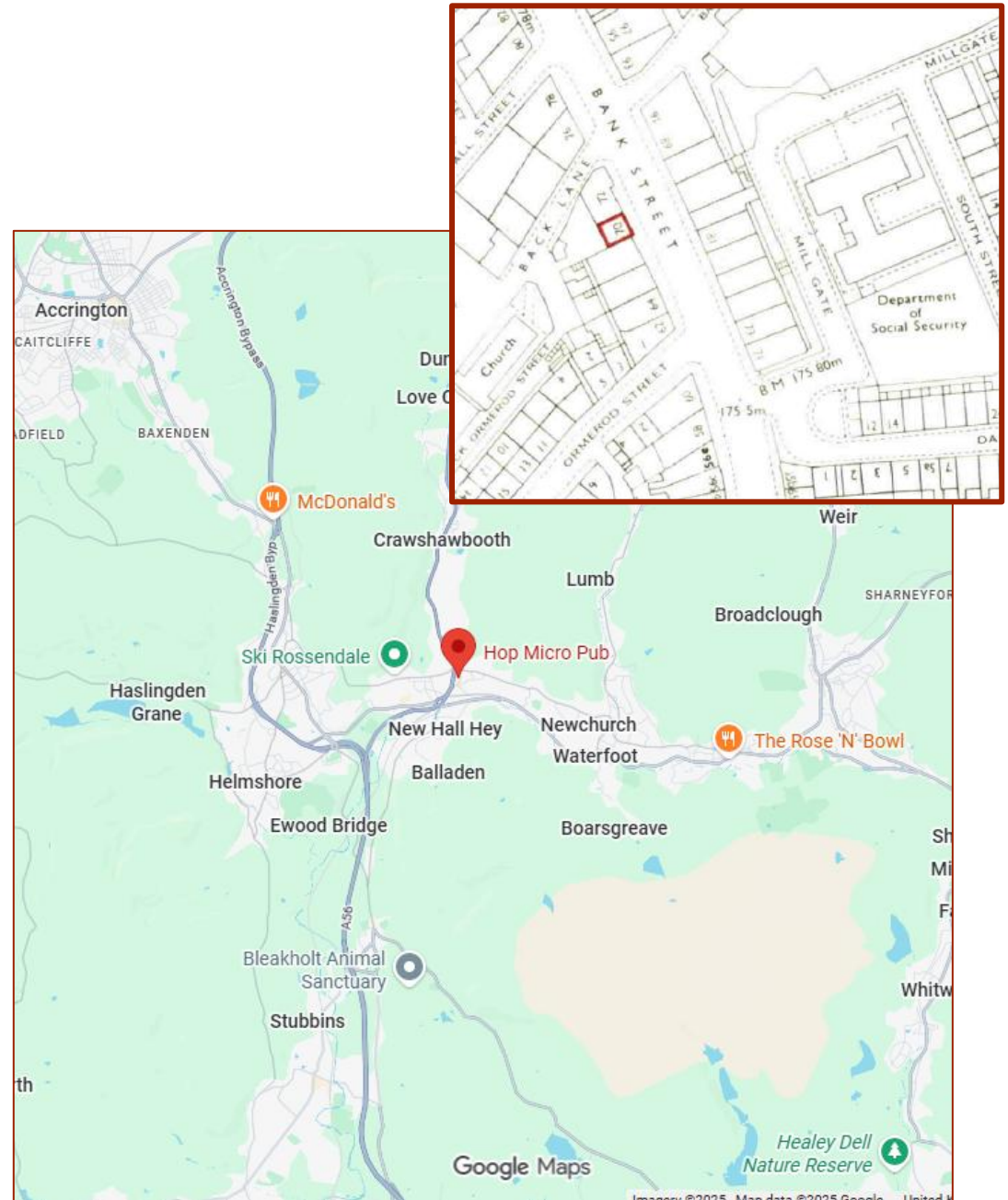
- Lancashire town of Rawtenstall
- High street location
- Three-storey, mid-terrace property
- Trade area over two levels (50)
- Well-appointed trade garden (50+)
- Net sales y/e 30.06.25 £309,401

Location

Hop is located on Bank Street in the town of Rawtenstall in the borough of Rossendale, Lancashire. The town is located 15 miles north of Manchester and 22 miles east of Preston and is situated in the heart of the Rossendale Valley. In recent years, the area has become popular with visitors attracted to its historic buildings, dramatic landscapes and the East Lancashire Railway, a 12-mile heritage steam railway line running from Heywood and Bury in Greater Manchester to Rawtenstall. The town is well connected with the M66 providing links to Greater Manchester and the M65 providing links to Preston and West Yorkshire, both via the A56. Rawtenstall also has an excellent public transport system with bus services running throughout the region.

The Property

The property holds a mid-terrace position on the town's high street (Bank Street). It is set over three storeys and is of traditional stone construction under a pitched slate roof. The property briefly comprises:



Trade Areas

ENTRANCE leading to ground floor trade area with wood laminate flooring. 'L' shaped, wood constructed BAR SERVERY with feature fireplace now housing shelving and used as a bottle store. The bar offers a wide selection of locally brewed real ales and a fine selection of ciders, continental beers, wines and spirits. The room has stool and perimeter seating for 20 and is beautifully decorated and furnished throughout.

FIRST FLOOR

Additional well appointed trade area with carpet flooring and seating for 30.

BASEMENT

Providing storage, CELLAR and TWO WCs.

External

Accessed via the basement is the BEER GARDEN which is well appointed with cobbled flooring, seating for 50 with a sheltered area and gated to public car park.

The Business

Hop is Rawtenstall's premier micro pub specialising in local ales, continental beers, wines and spirits. It has a cosy and traditional ambiance. Our clients have operated the business since 2016 and are now offering the freehold to the market in order to focus on their other business activities. The business has a strong customer base (being supported by a regular local trade and by day trippers at weekends), a strong social media following and excellent online reviews. www.hopmicropubs.com

Trading figures for the year ended 30th June 2025 show net sales of £309,401 with an adjusted net profit of £56,278. It is our opinion that this opportunity would suit a hands-on operator or a family team to build upon our clients' success to-date.





Tenure & Price

FREEHOLD £250,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.
Viewing strictly by appointment only.

Licences

A Premises Licence is held for the retail of alcohol:
09:00 – 00:00, 7 days a week.

Current opening hours:

Sunday to Thursday: 11:00 – 21:00

Friday: 11:00 – 22:00

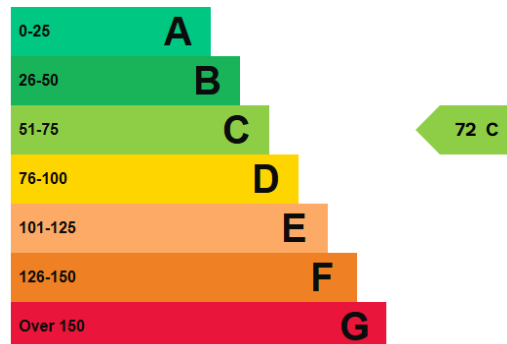
Saturday: 10:00 – 22:00

Services

All mains services are connected.

Rateable Value: £7,200 from 1st April 2026 – the business is subject to Small Business Rate Relief.

Local Authority: Rossendale Council.





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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.