

Yellow Broom Restaurant

Twemlow Green
Holmes Chapel
CW4 8BL

Freehold: £995,000
Leasehold: Offers over: £50,000
Annual Rent: £60,000

Ref: 5664995

KEY HIGHLIGHTS

- Outstanding restaurant & wedding venue
- Restaurant, terrace & garden room dining
- Five well-appointed en suite bedrooms
- Affluent and highly regarded village location
- Retirement sale after 30 years
- Parking & gardens extending to 0.4 acres. Energy Rating C

DESCRIPTION

A distinguished two storey detached dwelling of colour rendered brick elevations beneath a predominantly pitched tiled roof line, with tasteful garden terrace and conservatory extension to both front and rear.

The property sits upon a plot extending to some 0.4 acres incorporating customer car park, patio seating area, and lawned gardens.

















LOCATION

The property occupies an elevated and prominent location on Forty Acre Lane, as its intersection with Macclesfield Road (A535) within the picturesque Cheshire village of Twemlow Green.

INTERNAL DETAILS

Terrace Bar:

Single storey conservatory with retractable roof, free-standing tables & chairs, fixed perimeter seating, tiled floor, double doors to;

Reception/bar area:

Quality bar servery to one wall, high chairs & seating, quality wooden effect flooring.

Restaurant area:

Open-plan and spacious formal dining area with an abundance of natural light, free-standing tables & chairs, ceiling downlighting, and quality wooden flooring.

Garden room dining area:

Fixed booth seating and a majority of free-standing tables & chairs.

ANCILLARY AREAS

Trade kitchen, prep kitchen, manager's office, customer wc's, and disabled wc.

First floor:
Separate access to three large double en suite bedrooms.

Studio apartment offering private outdoor terrace and conservatory. Private kitchen, en suite bathroom. Additional external private spiral staircase access.

Fifth accommodation is sited on second floor (within roof void) full studio with mezzanine level. En suite bathroom, and kitchen.

EXTERNAL DETAILS

All season outdoor terrace with large heated canopy, tiled flooring and free-standing tables & chairs. Extensive lawn gardens and patio seating area, outbuildings and storage, and car park, overall extending to 0.43 acres or thereabouts.

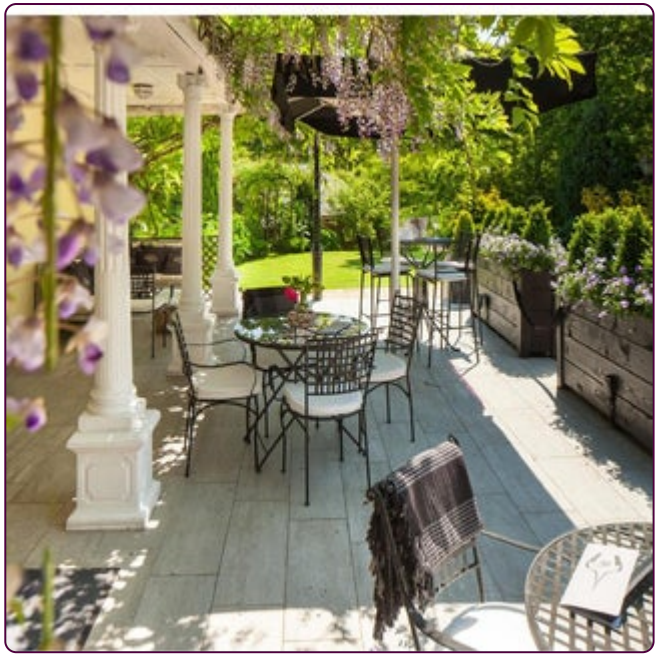
















THE OPPORTUNITY

The business has been owned and operated by our clients for the past 30 years, and is justifiably regarded as one of Cheshire's best known landmarks and treasured restaurants.

Following the pandemic our clients chose to trade very much as a lifestyle business, with the current opening hours being Thursday & Friday (11.45am - 5pm), Saturday (6pm - 11pm), and Sunday (12pm - 6pm) offering lunch, afternoon tea, and dinner alongside drinks & wine.

The business trades as a highly regarded restaurant, bar, wedding and events venue. For details on tariffs and menus, please see the business' dedicated website **Yellow Broom**

TRADING HOURS

Monday to Wednesday: Closed
Thursday & Friday: 11.45am - 5pm
Saturday: 6pm - 11pm
Sunday: 12pm - 6pm

TENURE

Freehold: £1,250,000
Leasehold: New free of tie lease: Offers over £50,000, Rent: £60,000 per annum

BUSINESS RATES

The Rateable Value is £23,750 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

FIXTURES & FITTINGS

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

REGULATORY

Premises licence.

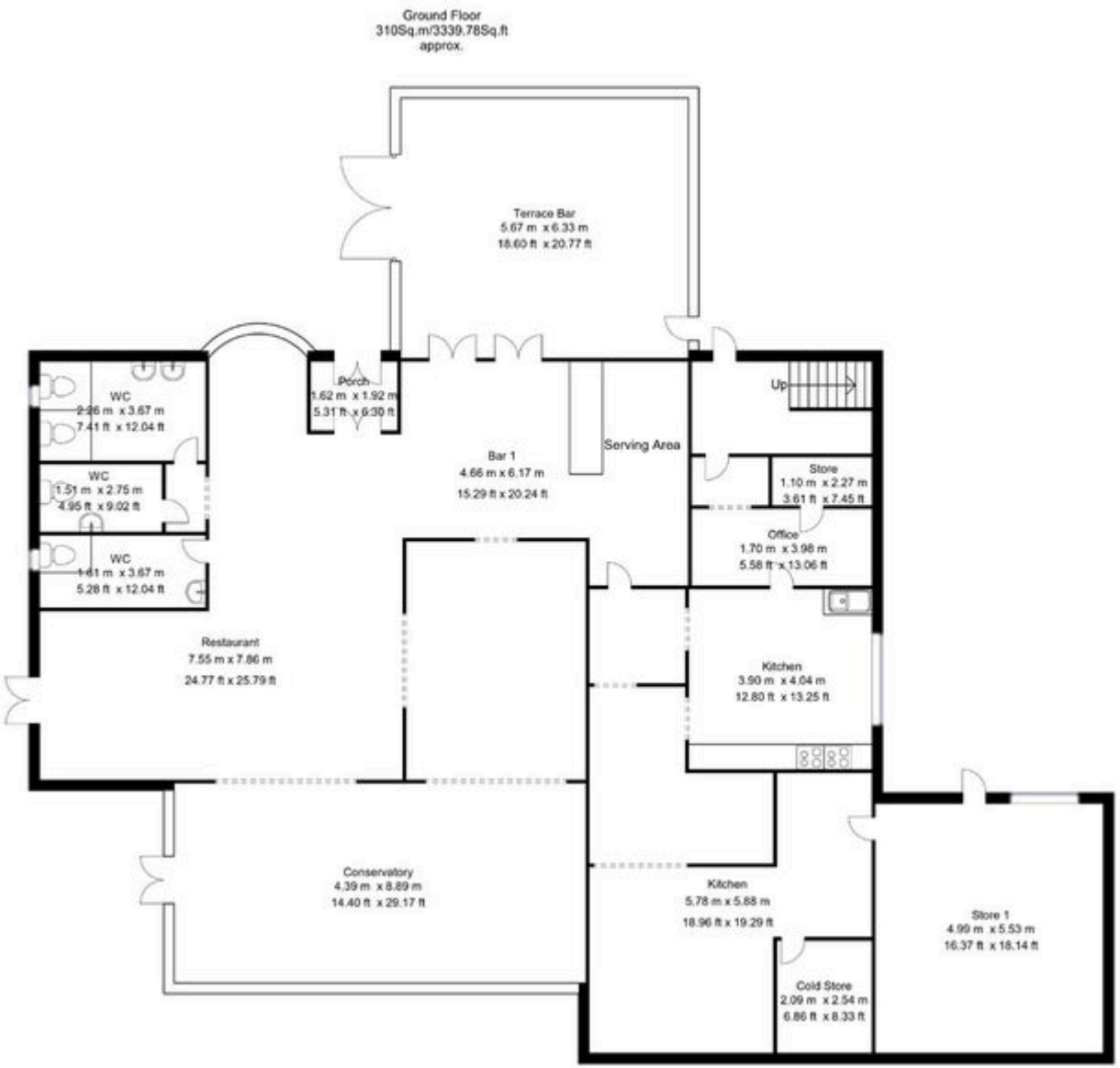








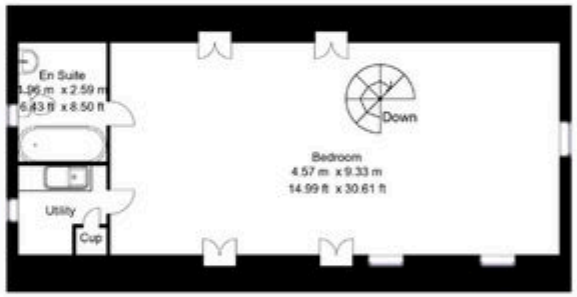



Ground Floor
310Sq.m/3339.78Sq.ft
approx.
Terrace Bar
5.67 m x 6.33 m
18.60 ft x 20.77 ft
WC
2.26 m x 3.67 m
7.41 ft x 12.04 ft
WC
1.51 m x 2.75 m
4.95 ft x 9.02 ft
WC
1.61 m x 3.67 m
5.28 ft x 12.04 ft
Porch
1.62 m x 1.92 m
5.31 ft x 6.30 ft
Bar 1
4.66 m x 6.17 m
15.29 ft x 20.24 ft
Serving Area
Up
Store
1.10 m x 2.27 m
3.61 ft x 7.45 ft
Office
1.70 m x 3.98 m
5.58 ft x 13.06 ft
Restaurant
7.55 m x 7.86 m
24.77 ft x 25.79 ft
Kitchen
3.90 m x 4.04 m
12.80 ft x 13.25 ft
Conservatory
4.39 m x 8.89 m
14.40 ft x 29.17 ft
Kitchen
5.78 m x 5.88 m
18.96 ft x 19.29 ft
Store 1
4.99 m x 5.53 m
16.37 ft x 18.14 ft
Cold Store
2.09 m x 2.54 m
6.86 ft x 8.33 ft

First Floor
160Sq.m/1720.65Sq.ft
approx.



Ground Floor
67Sq.m/722.29Sq.ft
approx.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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