



West Village

Ref: 5652023

220 Burton Road Didsbury, Manchester, M20 2LW

Leasehold: £145,000, Annual Rent: £35,000

Cocktail bar & brunch restaurant

Affluent Burton Road location

Open-plan bar & dining: 50 covers

20 year free of tie lease (Rent £35,000)

Spacious 2 bed manager's accommodation

Outdoor seating. Licensed to 1.30am Fri/Sat. Energy Rating C



A traditional two storey mid-terrace of brick elevations beneath a predominantly pitched tiled roof line and single storey ancillary extensions to the rear.

The property offers spacious ground floor trading area with lower ground kitchens and customer wc's, alongside a spacious two/three bedroom flat within the upper floors, presently utilised as staff accommodation (alternatively this could be sublet at a market rent of £1,400 pcm).



Location

Prominently located upon Burton Road within the affluent area of West Didsbury.

Internal Details

A large open-plan bar and restaurant (50), large wooden bar servery with high stools, feature tiled flooring, a combination of fixed and free-standing tables & chairs, and a majority of exposed brick walling. The property offers full height double glazed retractable picture windows, and paving seating, to the front elevation.

Ancillary Areas

Lower ground floor: trade kitchen, additional storage areas, ladies & gents wc, single storey ground floor extension/storage area.

External Details

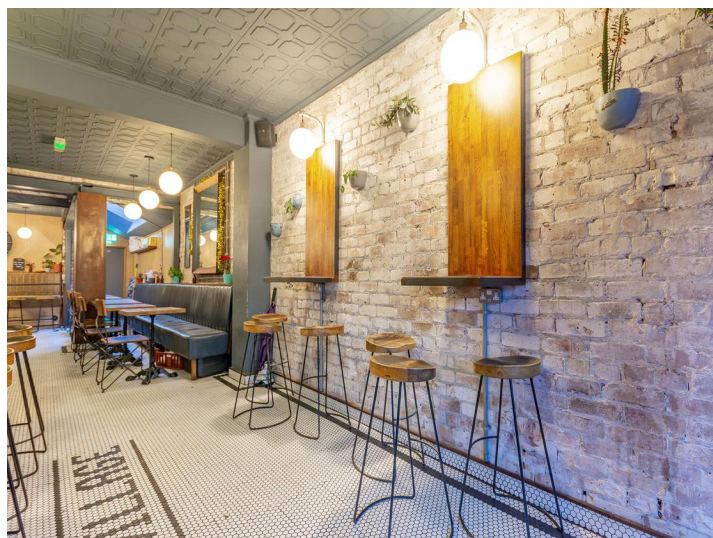
Enclosed yard to rear with bin store.

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.

Owner's Accommodation

Refurbished owner's/manager's accommodation comprising; lounge, kitchen, 2 double bedrooms, and bathroom with 3 piece suite and shower over.





Tenure

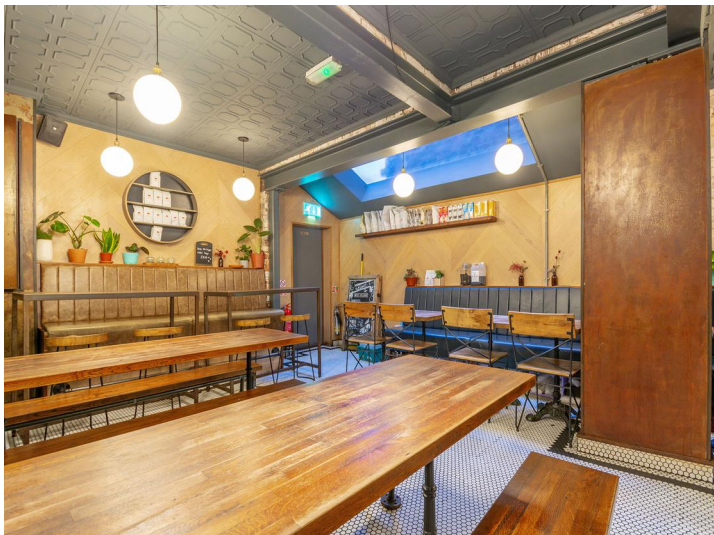
The business has the benefit of a 20 year free of tie lease from 2016, subject to a passing rent of £35,000 per annum.

Business Rates

The Rateable Value is £11,250 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

Premises licence.



The Opportunity

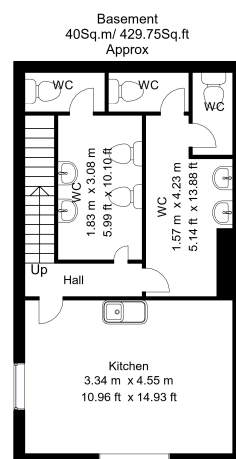
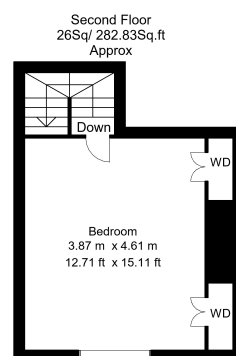
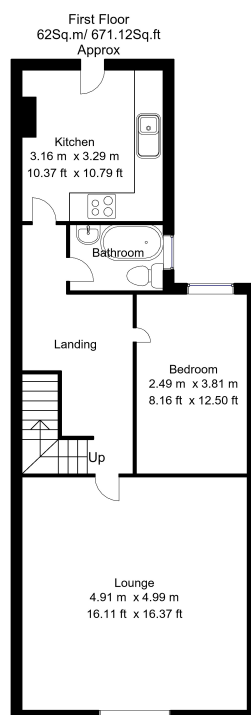
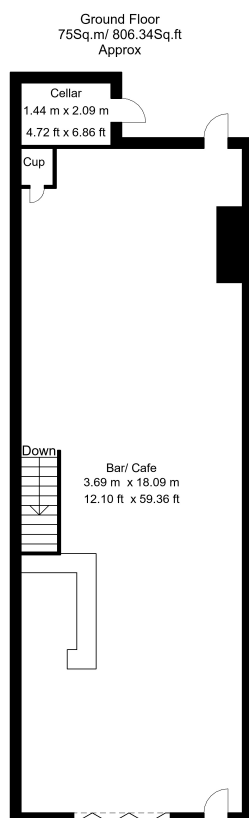
The West Village cocktail bar and diner was established in 2016 following a comprehensive refurbishment. The business is being offered with vacant possession in order for the current operators to focus on their city centre ventures.

The business has traded as one of the areas most popular and vibrant cocktail & cafe bars with current post-covid turnover in the region of £15,000 per week.

Trading Information

Detailed trading information will be made available post viewing, via the agent.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Customer Due Diligence Checks

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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