



KING WILLIAM

Commonside Road, Worsley, M28 1AE

FREEHOLD: £625,000 | LEASEHOLD: £50,000 ANNUAL RENT: £45,000 | REF: 5652120

KEY HIGHLIGHTS

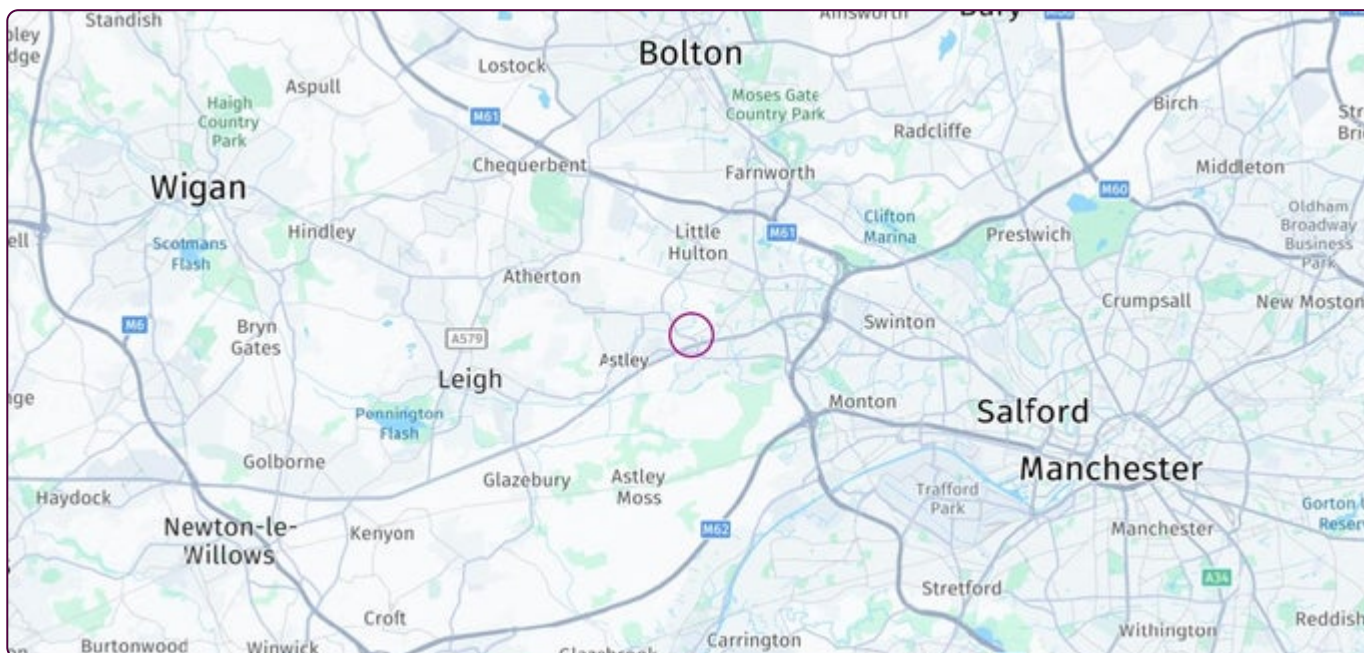
- Ideally located freehouse opportunity
- Lounge, Local's Bar & Restaurant (80)
- Immaculate two bed owner's accommodation
- New Free of tie lease
- Large all weather beer gardens (80)
- Highly regarded and affluent area | Part Exchange considered | Energy rating B



LOCATION

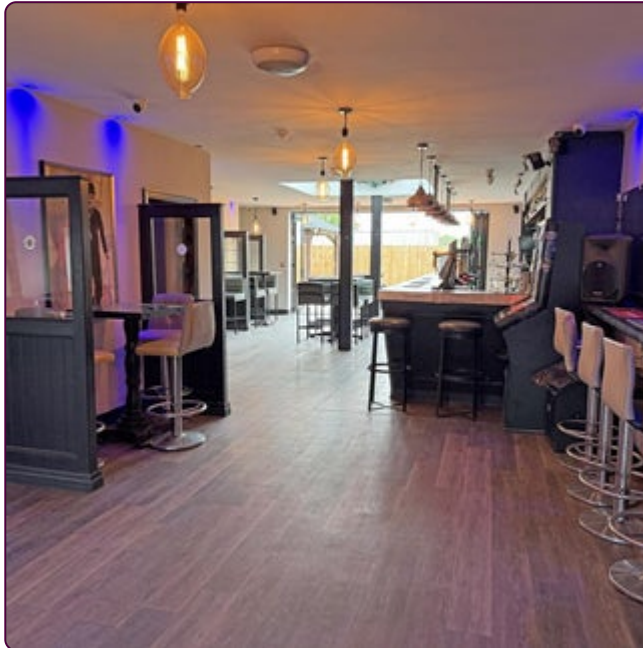
The King William is situated in the highly desirable suburb of Worsley, an affluent and sought-after area within Greater Manchester. Positioned on Commonsides Road, the property benefits from a prominent roadside presence with strong levels of passing vehicular traffic.

Worsley is renowned for its picturesque village setting, including the historic Bridgewater Canal and close proximity to popular residential catchments, making it an attractive destination for both locals and visitors. The property also enjoys excellent transport links, with convenient access to the A580 (East Lancashire Road) and the M60 motorway, providing direct routes into Manchester city centre and surrounding areas.



DESCRIPTION

The property comprises a traditional two storey public house of conventional red brick construction beneath a pitched tiled roofline with a large single storey trade extension to the rear. The King William is a well-established venue with period character, offering a warm and inviting atmosphere suited to both wet and food-led trade. Externally, the site benefits from a defined frontage and outdoor trading space, enhancing customer appeal in peak seasons.



INTERNAL DETAILS

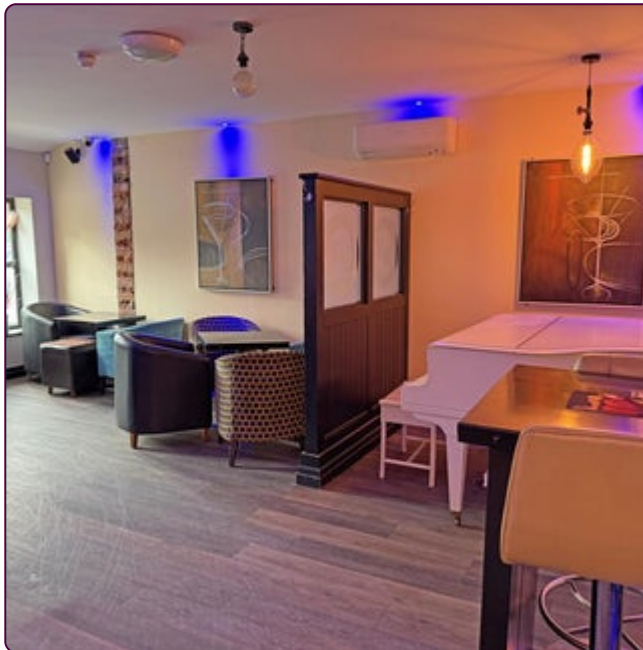
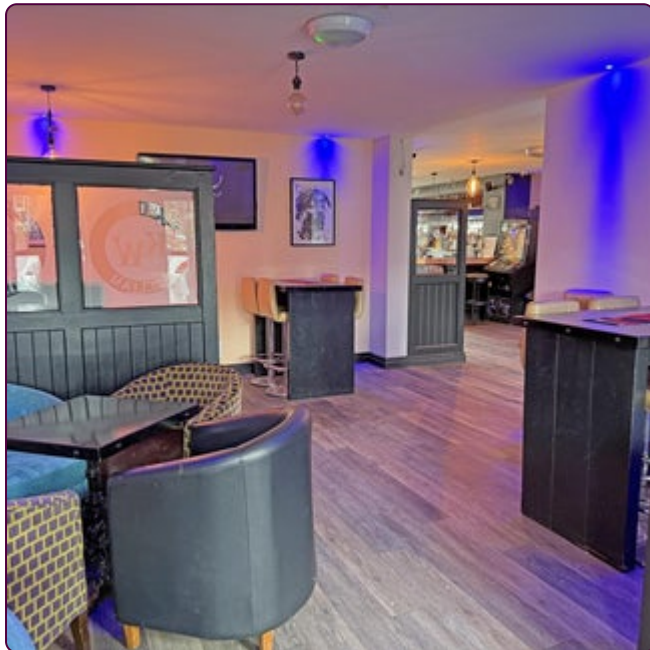
The internal accommodation has been modernised while retaining elements of traditional charm. The ground floor is centred around a large, centrally located bar servery, creating an efficient and sociable focal point. A dedicated locals' bar, accommodating approximately 12 covers, features an open grate fireplace and provides a more intimate, traditional drinking environment. To the front elevation is a bright seating area for around 18 covers, benefitting from good natural light. To the rear, an open plan dining space accommodates approximately 50 covers and is arranged with a mix of booth and stall seating, well suited to a food-led offer.

OTHER FLOORS

The property benefits from extensive cellarage at sub-floor level, including a main cool cellar and a dedicated cask cellar, supporting a quality draught and ale offer. Additional storage areas provide practical operational space.

THE OPPORTUNITY

The King William presents a strong opportunity to build on an established business within an affluent and growing residential area. The extensive external space, combined with a flexible internal layout, supports a variety of trading styles and provides an excellent platform for an experienced operator to grow both wet and food sales. A new free of tie lease with an option to purchase the freehold.



OWNER'S ACCOMMODATION

The owner's accommodation is situated on the first floor and comprises well-presented living space including an open plan lounge and dining kitchen. There are two good-sized bedrooms and a quality bathroom fitted with a freestanding bath and a separate walk-in double shower cubicle. The accommodation provides comfortable on-site living, suitable for an owner-operator or management team.

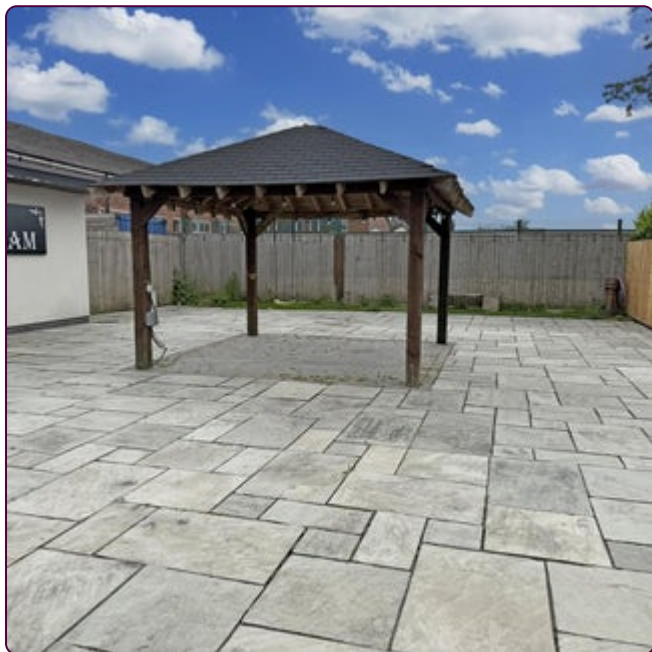


EXTERNAL DETAILS

The external areas are a key feature of the property, with a large paved seating area incorporating a permanent gazebo that allows for covered, year-round use. To the rear are extensive lawns, offering further customer space or family-friendly use. These areas significantly enhance overall trading capacity and provide flexibility to develop the external offering.

TENURE

The property is being offered as a new free of tie lease.



BUSINESS RATES

The current rateable value is £8,250 (1 April 2026 to present).

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

REGULATORY

Premises Licence.



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

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



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