



BEARS PAW

Warrington Road, High Legh, WA16 0RT

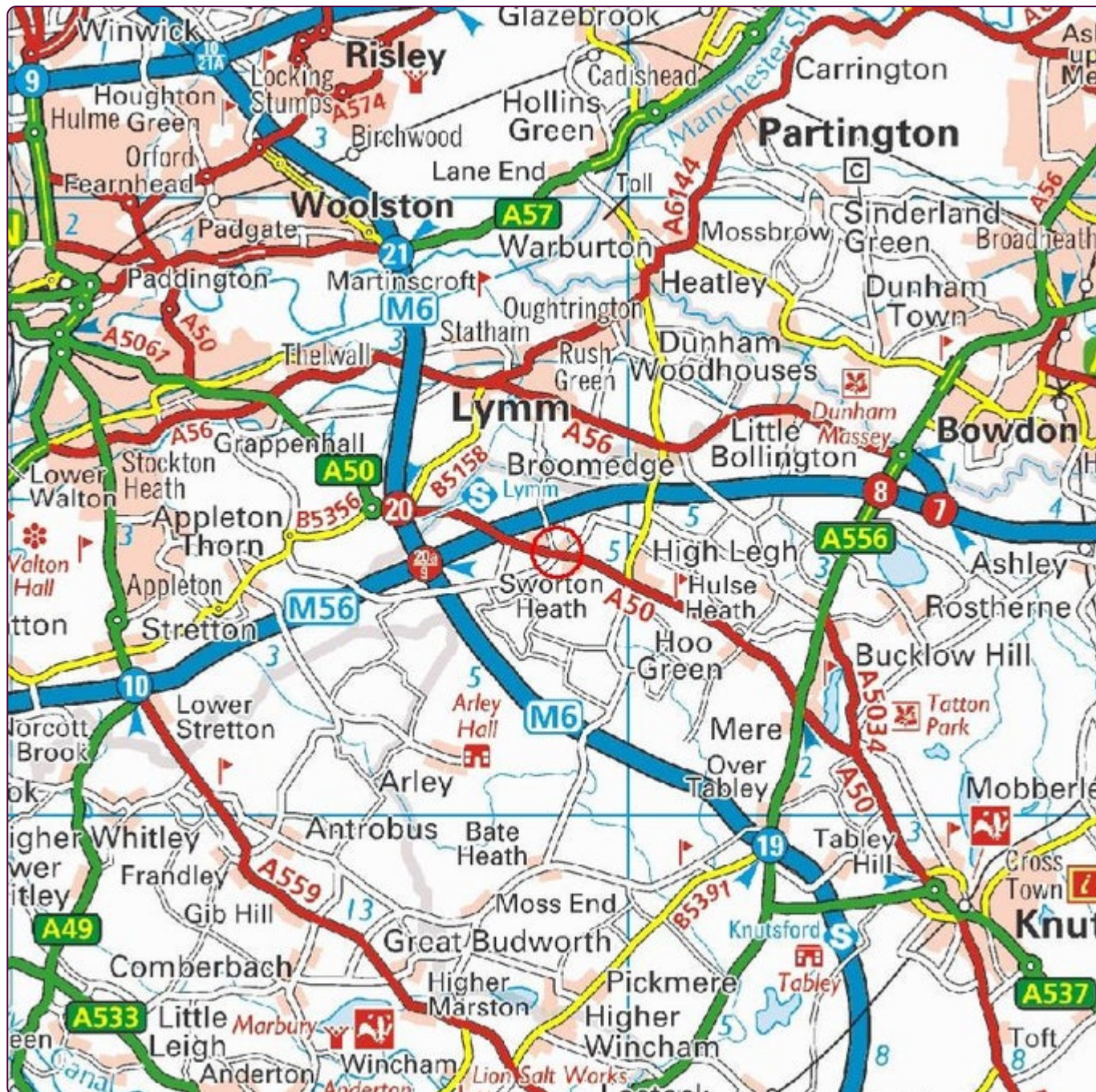
LEASEHOLD: £180,000 ANNUAL RENT: £52,000 | REF: 5652106

KEY HIGHLIGHTS

- Highly regarded food led lease
- Net turnover £854,439 - 71%GP
- Lounge Bar & Restaurant (70 Covers)
- Al Fresco Courtyard Dining (80)
- 3 Double Bed Owner's accommodation
- Parking (40) Retirement sale | EPC Rating C

LOCATION

Prominently located upon Warrington Road (A50) within the affluent area of High Legh between Knutsford and Lymm.





DESCRIPTION

A picturesque two storey detached inn of colour rendered brick elevations beneath a predominantly pitch tiled roofline with single storey trade and ancillary extensions to the rear.

INTERNAL DETAILS

The property is presented in excellent order and retains a number of traditional features to include open grate fireplaces and beamed ceilings.



GROUND FLOOR

Entrance porch:

Reception.

Lounge Bar(20) served by a corner bar servery.

Dining restaurant(36) and Snug (14)

FIXTURES & FITTINGS

All trade fixtures and fittings are included. Personal items within the accommodation will be removed.

THE OPPORTUNITY

The Bears Paw is an established and high profitable food led dining Inn and is being offered for sale due to retirement.

For details on menus, events and offers, please visit the dedicated website - www.thebears pawinn.co.uk

EXTERNAL DETAILS

Courtyard Dining area (80 covers).

Extensive covered outdoor seating/dining area.

Lawned gardens and private car park for circa 40 vehicles.

OWNER'S ACCOMMODATION

Situated at the first floor comprising:

Lounge, three double bedrooms, bathroom and utility.

STAFF

The business is run by the current tenants with a compliment of 11 full time and seasonal staff.





TRADING HOURS

Monday - Friday:
11:30am - 11:00pm
Saturday:
12noon - 11:00pm
Sunday:
12noon - 10.30pm

Food Service:
Lunch
12noon - 2:30pm
Evening
6.00pm - 9.00pm

TRADING INFORMATION

Net turnover to 30/04/2025 £854,439 with gross profits of £609,381 (71%).

Detailed accounts available post viewing.

BUSINESS RATES

The Rateable Value is £32,500 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises Licence

Warrington Road, High Legh, Knutsford, WA16

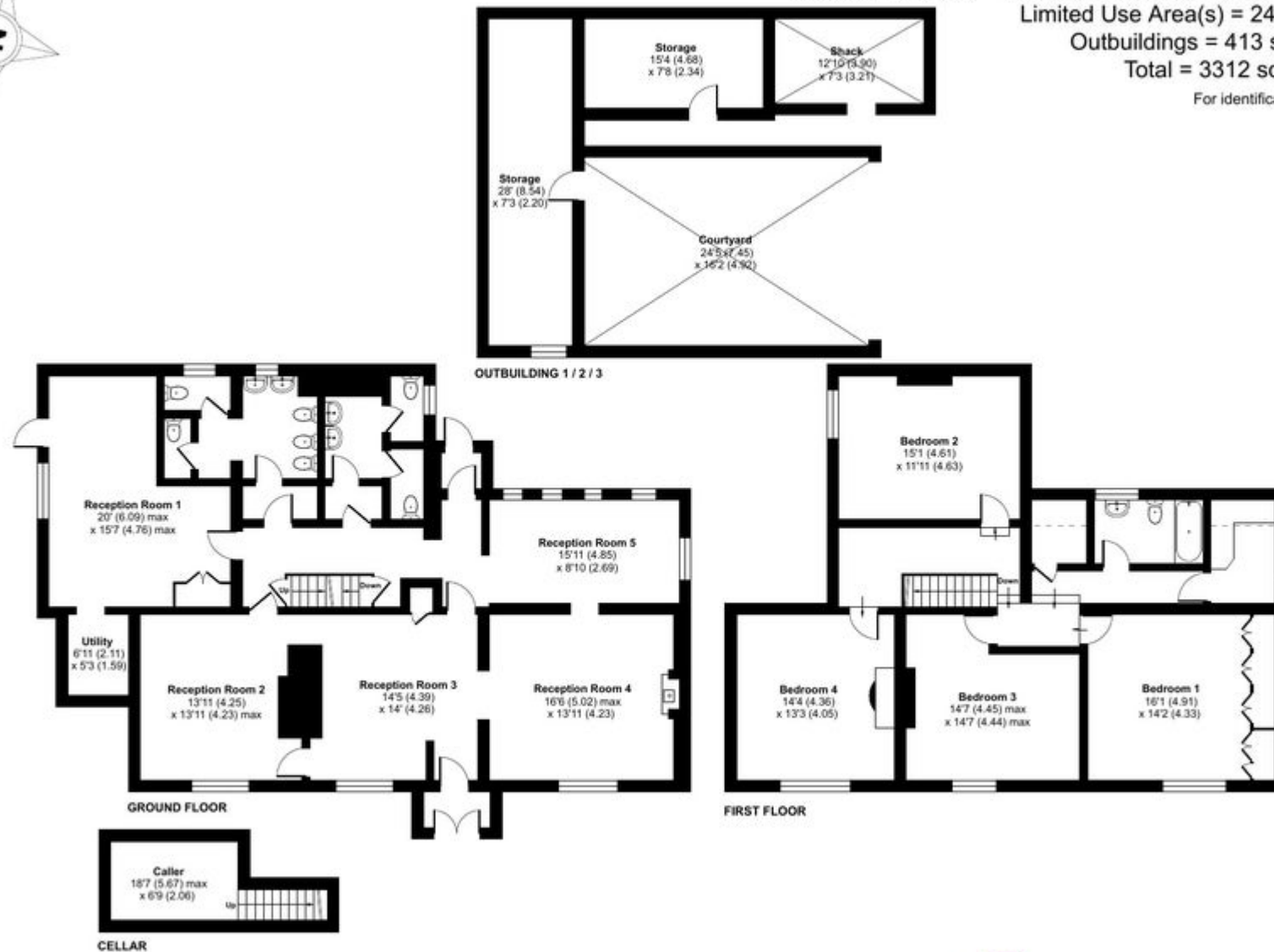
Approximate Area = 2875 sq ft / 267 sq m (excludes courtyard)

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Outbuildings = 413 sq ft / 38.3 sq m

Total = 3312 sq ft / 307.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Christie Owen & Davies Plc. REF: 1357854



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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CONTACT

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



KEITH STRINGER

Director - Pubs & Restaurants

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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.

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