

Black Lion

Welsh Row
Nantwich
CW5 5ED

Leasehold: £125,000
Annual Rent: £32,000

Ref: 5652133

KEY HIGHLIGHTS

- Characterful Grade II listed Freehouse
- Established wet-led business
- Two bars, snug and upstairs dining
- Courtyard and on-site accommodation
- Net turnover c £397,384 GP Margin 67%.
- 10 Year Free of tie lease Rent £32,000 | Energy Rating C





LOCATION

A prominent position on Welsh Row places the Black Lion at the heart of Nantwich's established hospitality scene. This attractive affluent Cheshire market town, affectionately known as "Little Chester", combines histroic charm with independent shops, cafes and restaurants.

Residents and visitors support the town throughout the year, with additional footfall from the Food Festival, Easter Jazz, Blues and Music Festival and January's Holly Holy Day celebrations. The Black Lion is a favourite gathering place for participants and visitors.

INTERNAL DETAILS

Original beams, sloping floors, exposed brickwork and wattle-and-daub walls give the interior its unmistakeable character. Stone and timber flooring, an open fireplace and welcoming seating areas over two floors create a traditional pub atmosphere, rich in history.







GROUND FLOOR

Two characterful downstairs bars for drinking, eating, socialising and private gatherings. The front and rear bar areas are served by substantial timber bars, with well kept cask ales, craft beers, lagers an IPAs alongside wines, gins and spirits.

EXTERNAL DETAILS

The outdoor snug area with log burner provides a further inviting retreat, which then enters into the enclosed courtyard, with freestanding tables and chairs providing approximately 30 outdoor covers.





OTHER FLOORS

The first floor offers a dedicated dining restaurant (26) and two lounge area with chesterfield seating (15). These versatile spaces complement the ground floor bars and provide a cosy relaxed atmmosphere.

FIXTURES & FITTINGS

The majority of trade fixtures and fittings will remain.

TENURE

Leasehold

10 year free of tie lease from 2020 with an annual rent payable of £32,000.



OWNER'S ACCOMMODATION

Situated on the second floor comprising landing, lounge (currently utilised as an office) bedroom and bathroom, offers the convenience of living on site for an owner, manager or member of staff.

OTHER PROPERTY

Practical back-of-house facilities support day-to-day operations. The enclosed rear yard includes a bin area, wood and coal storage and two brick-built storage outbuildings. The two separate storage areas include a substantial drinks store and a dry-goods store with washing machine, tumble dryer and sink.











THE OPPORTUNITY

A proven, fully staffed wet-led business with a loyal local following and an excellent reputation built over the current owner's 15-year tenure.

A varied home cooked menu, served Thursday to Sunday, combines traditional pub favourites with frequently changing seasonal specials.

Trading across ten sessions each week, the business has been deliberately shaped around the current owner's quality of life. A buyer can retain this attractive balance or extend opening hours and food service to pursue further growth.

Suitable for an individual or couple, an experienced multiple-site operator or a buyer building a portfolio.

Menus and events: theblacklionnantwich.co.uk







TRADING INFORMATION

Management accounts to 31/08/2025 show a net turnover of £397,384 producing a gross profit of £266,512 (67%) and an adjusted net profit of £86,219 (22%).

TRADING HOURS

Ten weekly sessions combine established trade with lifestyle flexibility.
Monday: 5pm-11pm
Tuesday-Thursday: 5pm-10pm
Friday-Saturday: noon-11pm
Sunday: noon-9.30pm

Food: Thursday 6pm-9pm; Friday and Saturday noon-2pm and 6pm-9pm; Sunday noon-4pm. Scope to extend trading.

STAFF

A full-time manager and established staff team support the owner in running the business, providing flexibility for hands-on ownership or
operation under management.

BUSINESS RATES

The Rateable Value is £23,500 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

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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