

Panache

Ref: 5665003

1 London Road South, Poynton, Stockport, SK12 1NF

Freehold: £1,250,000
Leasehold: £225,000, Annual Rent: £85,000

Outstanding freehold restaurant & bar

Immaculate cocktail & lounge bar: 50 covers

Formal & atrium dining: 80 / mezzanine: 30

Annual turnover to Sept '23 £1,409,200 GP 65%

2 stylish glass retractable roofs

Highly affluent East Cheshire location. Energy Rating D

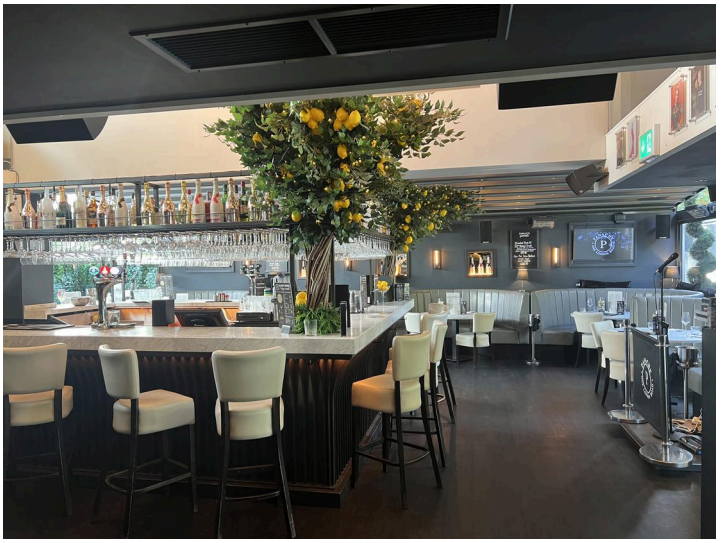
CHRISTIE & CO

christie.com

A stunning two storey detached restaurant and bar of colour rendered brick, and a majority of tempered glass elevations beneath a predominantly pitched tiled roof line.

Panache opened its doors in August 2018 and is the vision of the current owner/operator having transformed the former NatWest bank into arguably one of the areas most fashionable and popular leisure venues.





Location
Prominently situated at the intersection of Park Lane and London Road, opposite St. George's Parish Church within the affluent and popular East Cheshire village of Poynton.

The Opportunity
Panache is a true turnkey operation having opened it's doors in August 2018, and is being offered for sale due to retirement.

For details on current menus, offers and bookings please see the business' website: **Panache**

Internal Details
Ramped access to entrance reception;

Cocktail bar (20), with centrally located marble topped bar servery.

Lounge bar area (30), with stylish high backed booth seating, wall mounted LCD TV's, glass retractable roof line.

Restaurant (50), restaurant reception area, coffee station, booth seating, free-standing tables & chairs, access to;

Atrium dining area (30), free-standing tables & chairs, retractable glass roof line.

Turning flight staircase to the first floor mezzanine/function room (30).

Ground floor ancillary areas:
Comprehensively equipped trade kitchen with open pass, disabled toilet and baby change.

Basement ancillary areas:
Food preparation kitchen with walk-in fridge and walk-in freezer off, cold store, staff locker room, staff toilet, ladies & gents toilets, manager's office with 16 camera CCTV system, plant room, beer cellar and additional storage.

Trading Information
Annual Turnover to September 2023 on limited trading hours of: £1.409,200 - gross profit 65%.

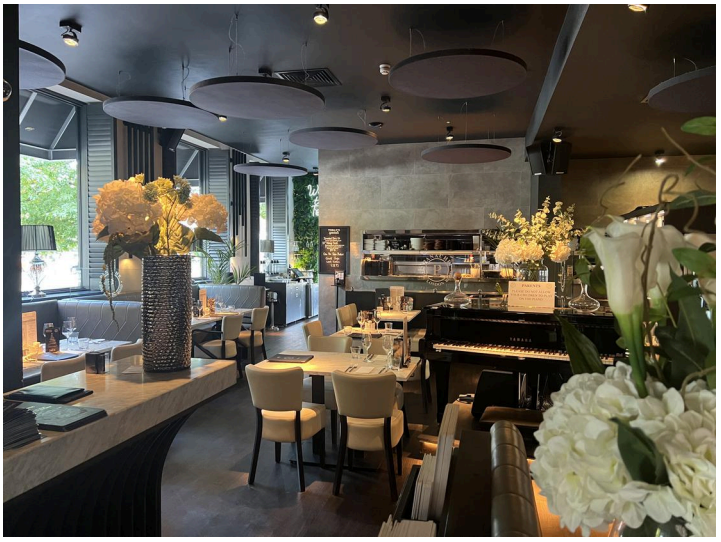
Trading Hours
Monday & Tuesday: 5pm - 10pm
Wednesday & Thursday: 5pm - 10.30pm
Friday & Saturday: 12pm - 11.30pm
Sunday: 12pm - 9pm

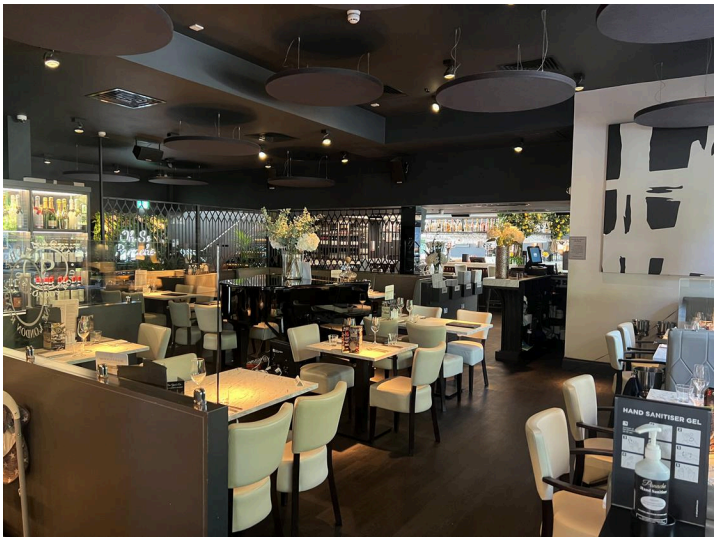
Fixtures & Fittings
All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

Business Rates
The Rateable Value is £55,000 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

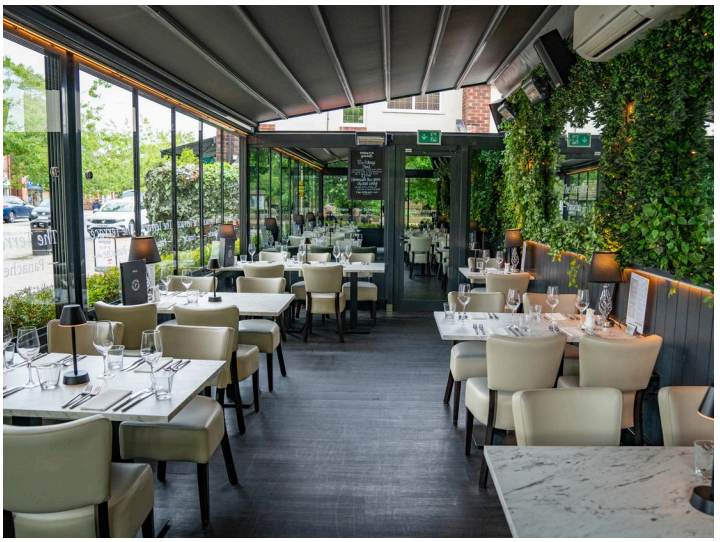
Regulatory
Premises licence.







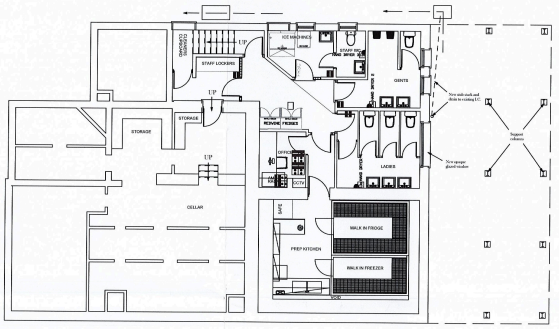




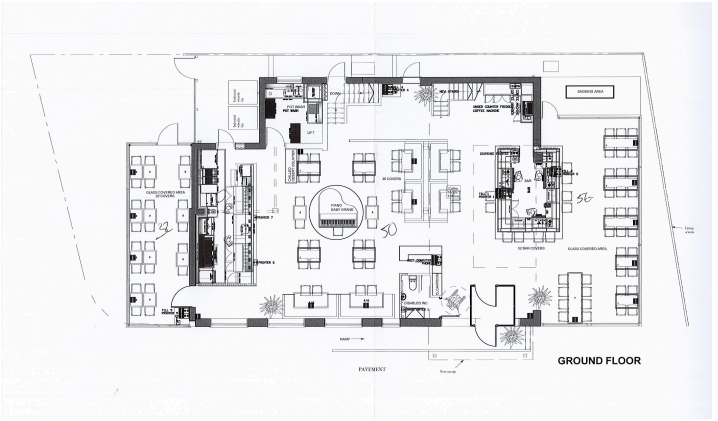



Oh So
Panache

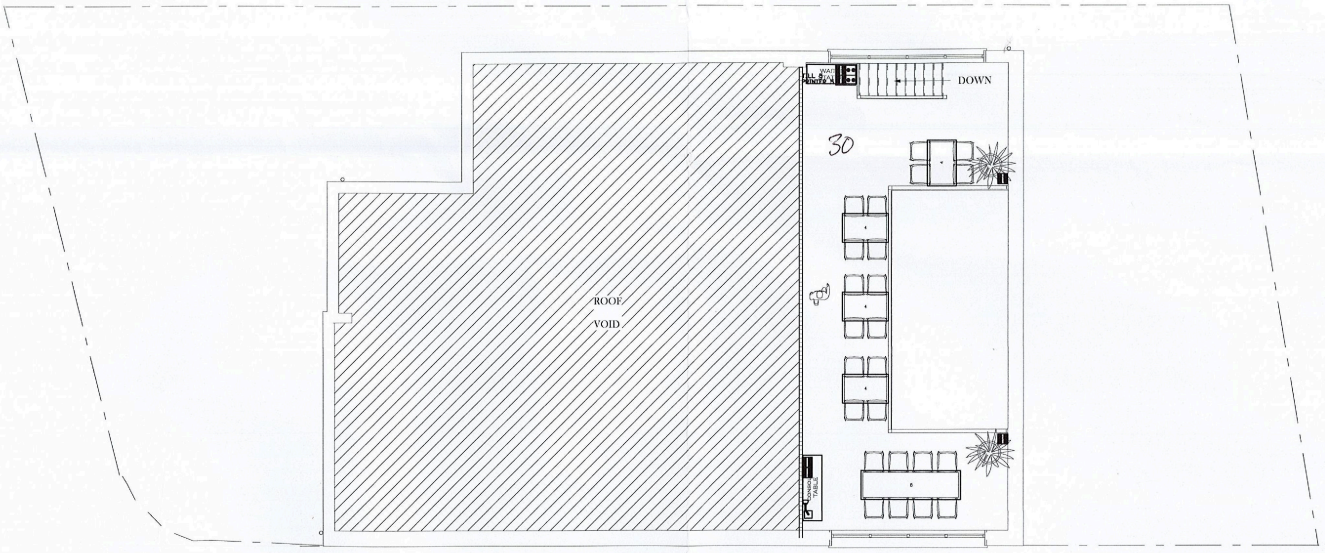




BASEMENT



GROUND FLOOR



FIRST FLOOR

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:

Keith Stringer
Director - Pubs & Restaurants
T:+44 161 833 6909
M:+44 7764 241 307
E:keith.stringer@christie.com
Manchester

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