Happy Valley Tap & Pizza

73 Oxford Road

Macclesfield

SK11 8JG

Freehold: £475,000

Ref: 5652046

KEY HIGHLIGHTS

- Popular managed freehouse & pizzeria
- Open plan lounge, dining & snug (50)
- Spacious 3 bedroom manager's accommodation
- Private enclosed beer garden (60)
- Net T/O: £225,770 . GP Margin: 72%
- Energy Rating D

DESCRIPTION

A two storey, double fronted detached public house set beneath a predominantly pitched tile roof line with the advantage of a large enclosed outdoor seating area and detached outbuilding (currently housing a microbrewery which is also for sale by separate negotiation).

LOCATION

Prominently located on Oxford Road (B5088) within the popular East Cheshire market town of Macclesfield.

INTERNAL DETAILS

Entrance porch to open plan 'L' shaped lounge, bar and dining (50 covers) served by a wooden corner mounted bar servery, exposed wooden flooring, double doors from the lounge to the enclosed beer terrace.

Ancillary areas: a compact trade kitchen with pizza oven, ladies and gentlemen's WCs.

Trade cellar with beer drop and storage

OWNER'S ACCOMMODATION

Situated over the first and second floors, comprising large lounge, manager's office, kitchen, double bedroom, private bathroom with shower, with two further bedrooms presently situated within the roof void.

EXTERNAL DETAILS

Externally the property has the advantage of a wall enclosed beer patio with seating and benches (60), as well as a detached outbuilding which currently houses the microbrewery.

THE OPPORTUNITY

The business is currently run under management and trades as a popular bar with a well established pizza led food offer and pizza delivery service.

During the course of the past 12 months, the property has benefitted from both a new boiler, and 3 phase electricity supply throughout.

TRADING INFORMATION

Net turnover for 12 months to 30 September 2023: £225,770 (42% wet/55%Food/3% other) with a gross profit margin of over 72%.

TRADING HOURS

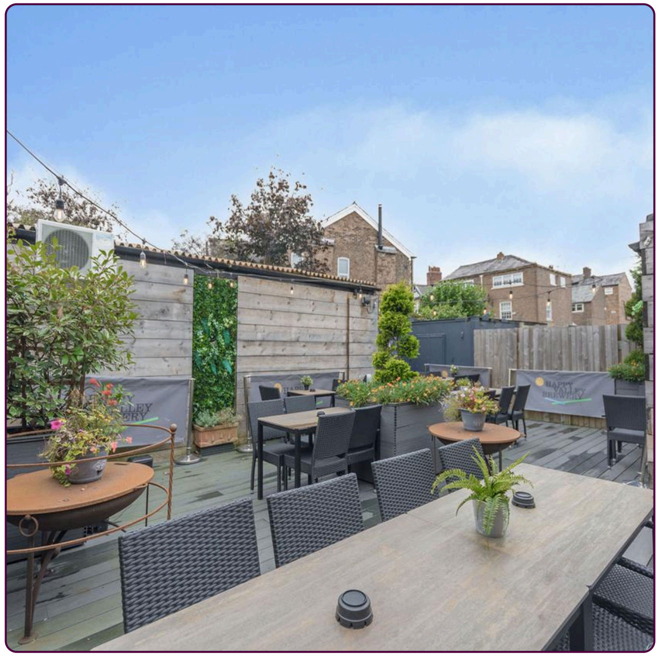
Opening hours:
Monday-Thursday: 5pm-11pm
Friday & Saturday: 12pm-midnight
Sunday: 12noon-10.30pm

BUSINESS RATES

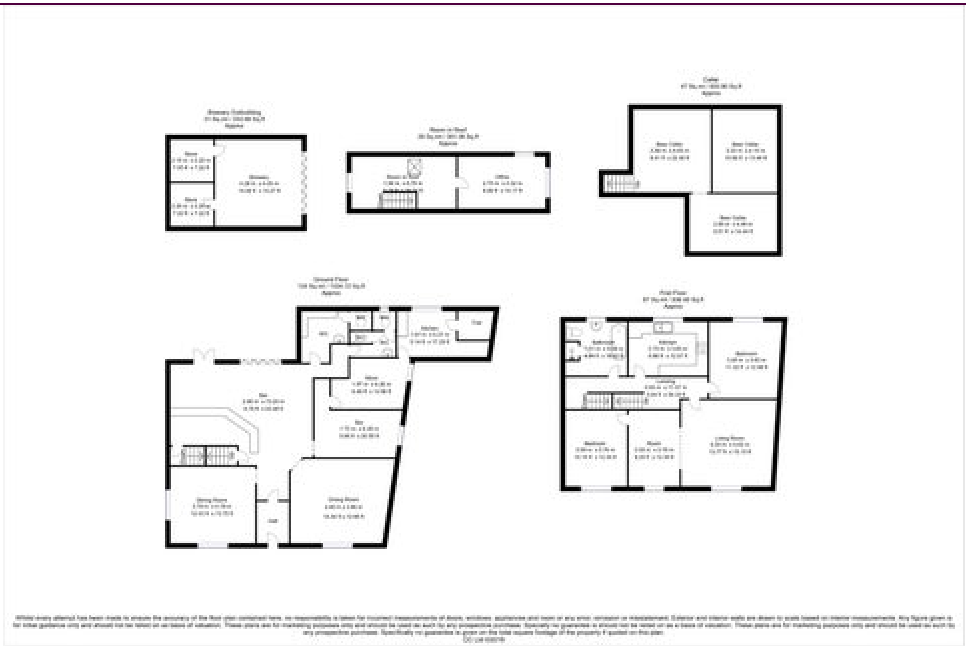
The Rateable Value is £4,900 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

Premises licence.




HAPPY VALLEY
PUB
BREWERY & BEER GARDEN



DEBT & INSURANCE ADVISORY

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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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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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