



## Wilmslow A4 Opportunity

Ref: 5652019

6-12 Swan Street, Wilmslow, SK9 1HE

Freehold: £1,500,000

Prominently located quality freehold

Spectacular open-plan atrium bar (100)

Restaurant (80) & private dining (20)

Circa 4,000sqft with vacant possession

Attractive outdoor seating (30)

Affluent area, possible HAUV (STPP). Energy Rating G





A large two storey end terrace property having been greatly improved over recent years with double height trade and ancillary extensions to rear of predominantly brick construction beneath a multi pitched tiled roof line, with the advantage of enclosed outdoor seating.



### Location

Prominently located upon Alderley Road (A34) at it's intersection with Swan Street whilst being adjacent to the main licensed and leisure circuit within the affluent market town of Wilmslow.

### Internal Details

Ground floor:

Split level open-plan lounge area, feature fireplace, wooden and tiled flooring, steps to the restaurant area (80), with fixed booth seating, wooden flooring, double doors to the private dining area with feature exposed brick fireplace, wooden flooring.

Public bar, large open-plan trade area with feature atrium conservatory and firepit, extensive wooden top bar servery to one wall, combination of wooden and tiled flooring.

### Ancillary Areas

Ground floor:

Trade kitchen with open pass, manager's office, wine and spirits store, rear of bar glass wash area, two dumb waiters, hoist to:

First floor:

Prep kitchen, fridge & freezer store, cold store, meeting room, staff office, staff wc's and store, modern customer facilities, ladies and gents wc's.

Plant and boiler rooms. Sub-floor cellars with main cold store and beer garden.

### External Details

Externally, the property benefits from an enclosed outdoor licensed area with wooden tables and chairs, with parasols.







### The Opportunity

The property is offered with vacant possession and offers a total area of in excess of 4,000 sq ft over two floors. Possible higher alternative use value for retail and/or office use, subject to planning.

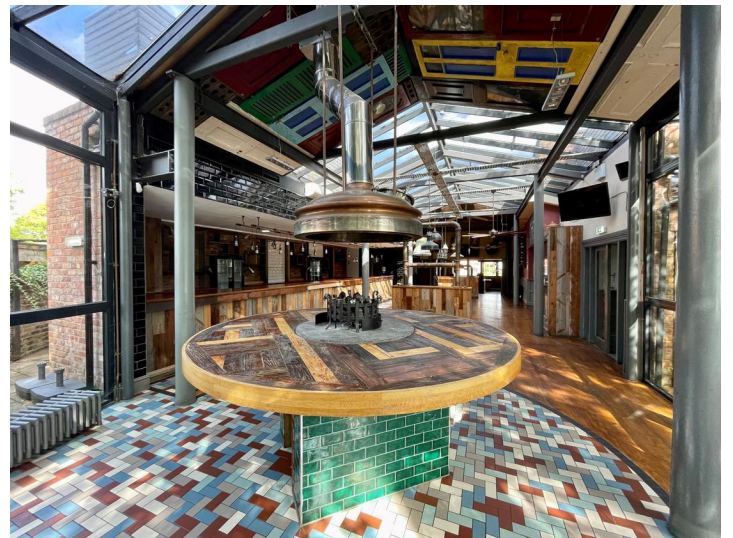
The freeholder may consider a new 25 year free-of-tie lease with a free-of-tie rent of £100,000.

### Business Rates

The Rateable Value is £62,250 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

### Regulatory

Premises licence.







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## 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:

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Manchester



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