


# VICTORS

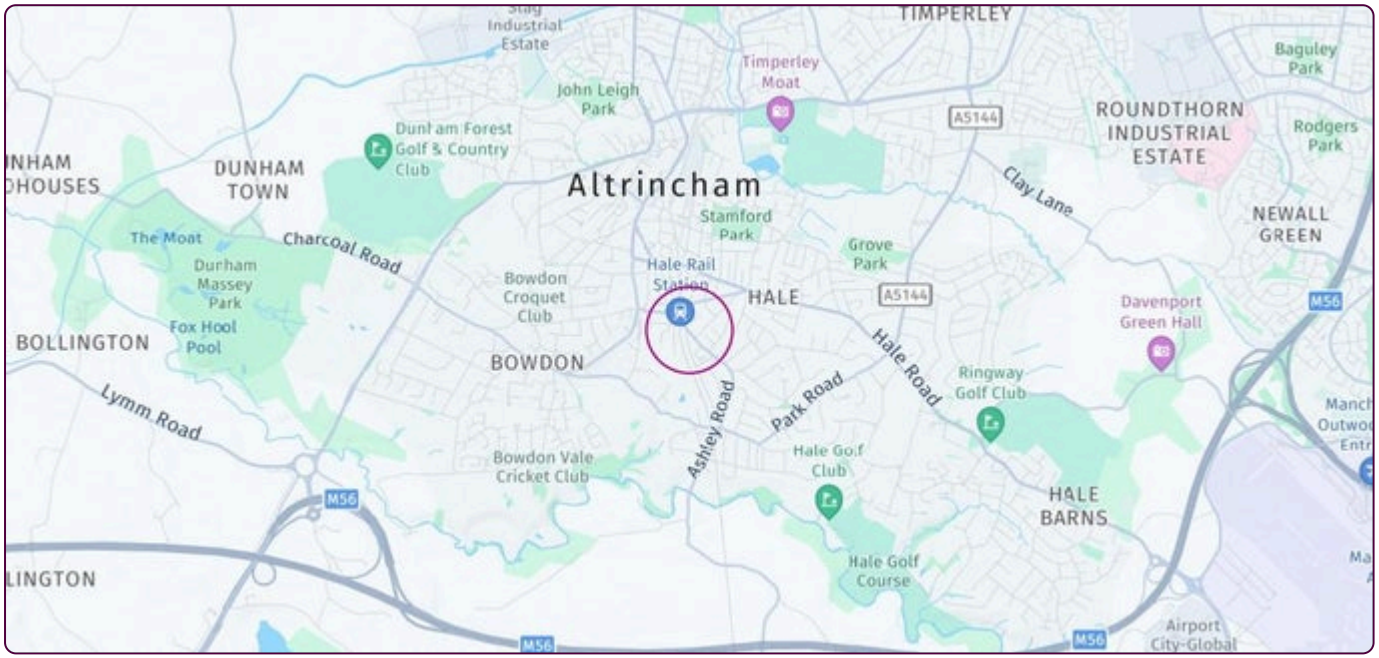
169 Ashley Road, Hale, WA15 9SD

**LEASEHOLD: £225,000 ANNUAL RENT: £68,000 | REF: 5665047**

## KEY HIGHLIGHTS

- Lounge Bar & Restaurant 80 covers
- Prominent & highly affluent location
- 32 Year free of tie lease - £68,000
- Licensed 12 noon - 01:00am
- Pavement seating | Energy Rating B
- Additional on site storage available for an additional £9,000pa






## LOCATION

Occupying a prime spot upon Ashley Road within Hale village one of south Manchester's most affluent and vibrant hospitality destinations. Renowned for quality dining, boutique retail and all day café culture.

Hale railway station is within a two minute walk providing easy access to city centre clientele, alongside local residents and visitors.

## DESCRIPTION

A double fronted two storey end of terrace of colour rendered brick construction under a pitch tiled roofline.

## GROUND FLOOR

- Entrance Porch
- Large cocktail and bar area with high stools and chairs (30 covers)
- Dining restaurant (80 covers) with a mix of freestanding tables chairs and discreet booth seating
- Large full height picture windows to the front elevation and pavement seating area
- Customer WC's






## OTHER FLOORS

Ground Floor

- Trade kitchen
- Food preparation area
- Fridge and freezer
- Staff room and WC

1st Floor:

- Dry goods stores
- Bottle store
- Plant room

Basement cellar.

## FIXTURES & FITTINGS

Trade fixtures and fittings sold as seen with the exception of the distinctive wisteria.

## THE OPPORTUNITY

The sale represents an ideal opportunity to purchase an established and successful restaurant and bar premises within one of south Manchester's most vibrant hospitality locations.

## STAFF

The business is presently run under management with a compliment of full and part time staff.





## TRADING HOURS

Current Trading Hours:

Sunday to Wednesday
12 noon - 10:30pm

Thursday
12 noon - 11.00pm

Friday and Saturday
12 noon - 1:00am

## REGULATORY

Premises Licence.



## EXTERNAL DETAILS

Outdoor pavement seating area (12)

## OTHER PROPERTY

Externally there are two secure storage units and bin store.

Additional on site storage available for an additional £9,000 per annum.

## TENURE

Leasehold.

32 year free of tie lease from 2002
Current annual rent £68,000
New free of tie lease available

## BUSINESS RATES

The Rateable Value is £77,000 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority. We are advised the vendor currently pays £20,479.50 per annum.










Food Prep
Toilet
Chiller
Kitchen
Kitchen
Toilet
Toilet
Toilet
Bar
Dining Area
Store
Store
Ground Floor
Store
1st Floor

# DEBT & INSURANCE ADVISORY

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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:



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