



WHITE LION INN

52 Old Church Street, Newton Heath, M40 2JF

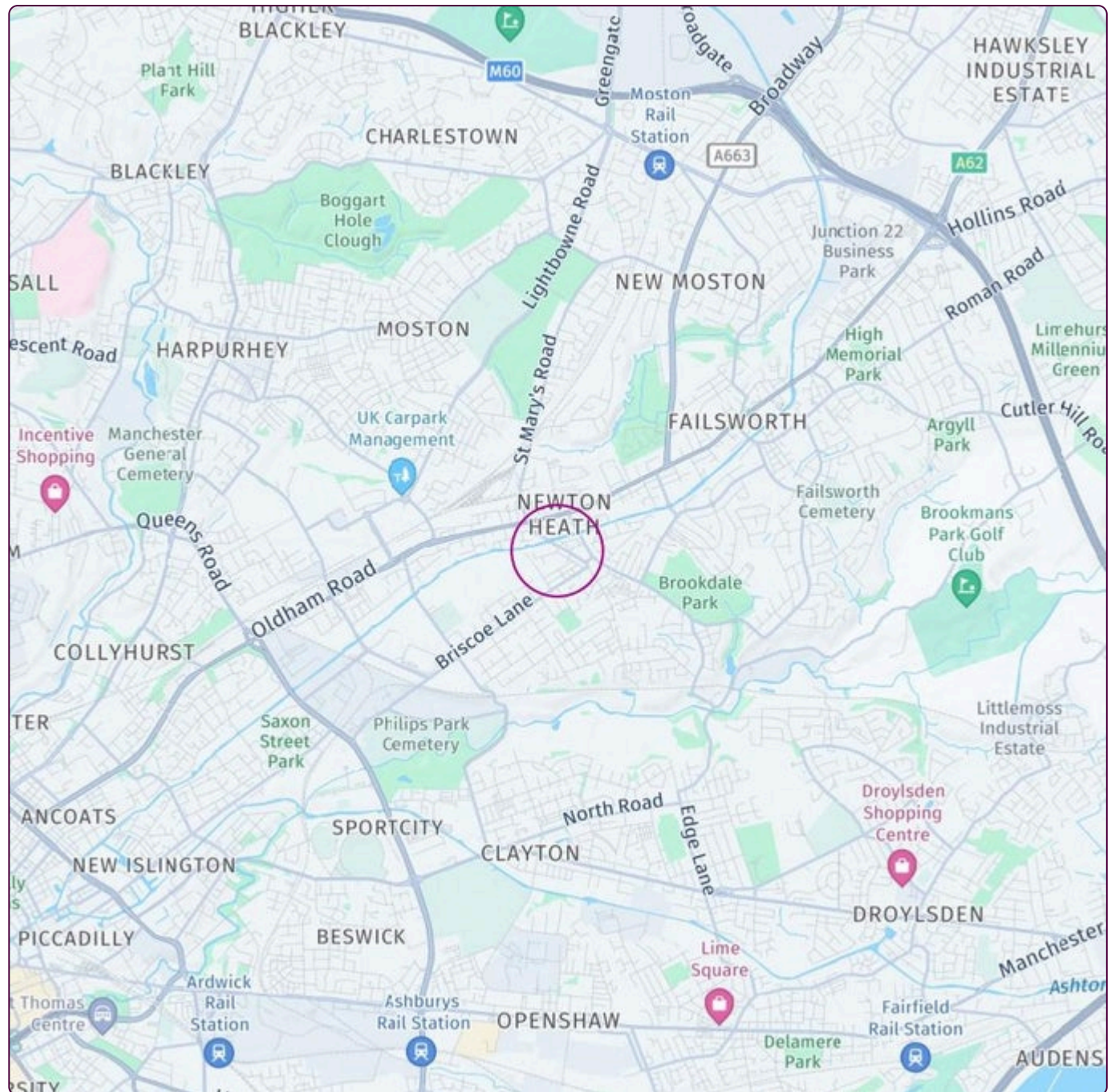
FREEHOLD: £395,000 | REF: 5652115

KEY HIGHLIGHTS

- Spacious, well-kept trading areas
- Unused commercial kitchen potential
- Large, versatile beer garden
- Generous, modern owner accommodation
- Accounts available to serious parties
- Energy Rating C

LOCATION

The White Lion Inn enjoys a prominent position in M40 2JF, just a short distance from Manchester City Centre. Its accessible location makes it a convenient and attractive stop for both locals and passing trade. The pub is well integrated into the surrounding community, benefitting from strong residential footfall and excellent transport links.





DESCRIPTION

A traditional, wet-led community pub, the White Lion Inn has long been a staple of local social life. With a loyal customer base and a welcoming atmosphere, it offers a warm and characterful environment. The site presents a strong foundation for operators looking to build on its existing trade, with several under-utilised spaces offering scope for development.



INTERNAL DETAILS

The main trading area is positioned to the front of the building and features a double-sided bar that naturally connects into the rear area. This rear section is currently under-used but provides excellent flexibility, ideal for conversion into additional seating, a games room, or a dedicated dining space. A fully fitted commercial kitchen sits adjacent, currently unused but ready to support a food offer. The property also includes well-maintained ladies and gents toilets.

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

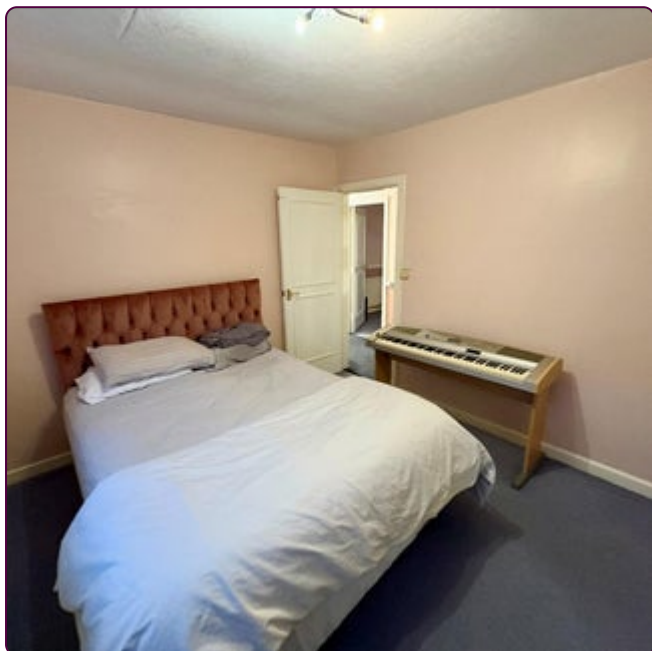
EXTERNAL DETAILS

To the rear of the pub, a good-sized beer garden provides valuable outdoor trading capacity. With both covered and uncovered seating, it is suitable for year-round use and offers an inviting space for customers to relax. The external space adds further potential to drive additional sales through events, outdoor dining, or enhanced garden facilities.

THE OPPORTUNITY

The White Lion Inn presents an exciting opportunity for an operator looking to grow an established community pub. With strong local trade already in place and several areas including the rear trading room, commercial kitchen, and beer garden, primed for further development, the site offers significant potential to increase both wet and food-led sales. This is an ideal prospect for someone seeking a hands-on, community-focused business with room to expand.





OWNER'S ACCOMMODATION

The owners' accommodation is surprisingly spacious and finished to a high standard. It comprises a generous lounge, two comfortable bedrooms, a well-presented bathroom, and a dedicated office. The accommodation also benefits from access to the flat roof.

TRADING INFORMATION

Accounts available to serious parties.

TRADING HOURS

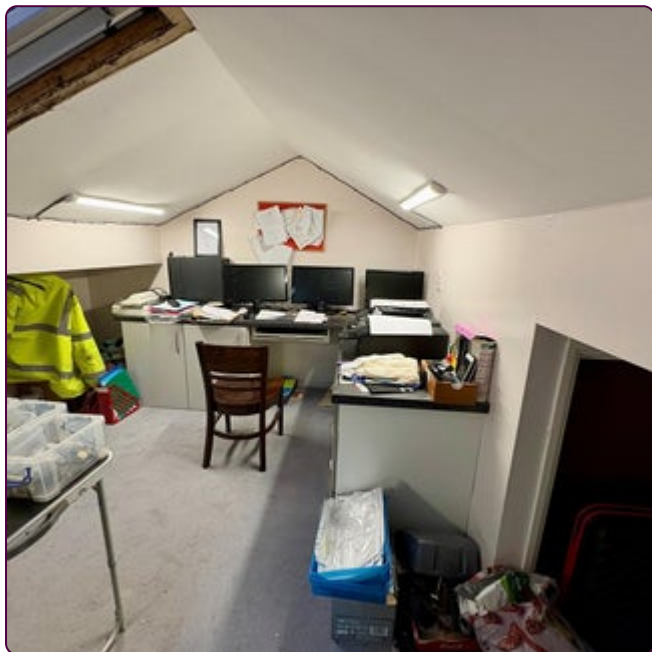
Monday to Sunday
8.00am - 11.00pm

BUSINESS RATES

The Rateable Value is £7,700 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises License





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

T: 0344 412 4944

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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:



JAMES DODD

Business Agent - Pubs and Restaurants

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E: james.dodd@christie.com

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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