



FITZPATRICKS

Unit 2, 20 Railway Road, Stockport, SK1 3SW

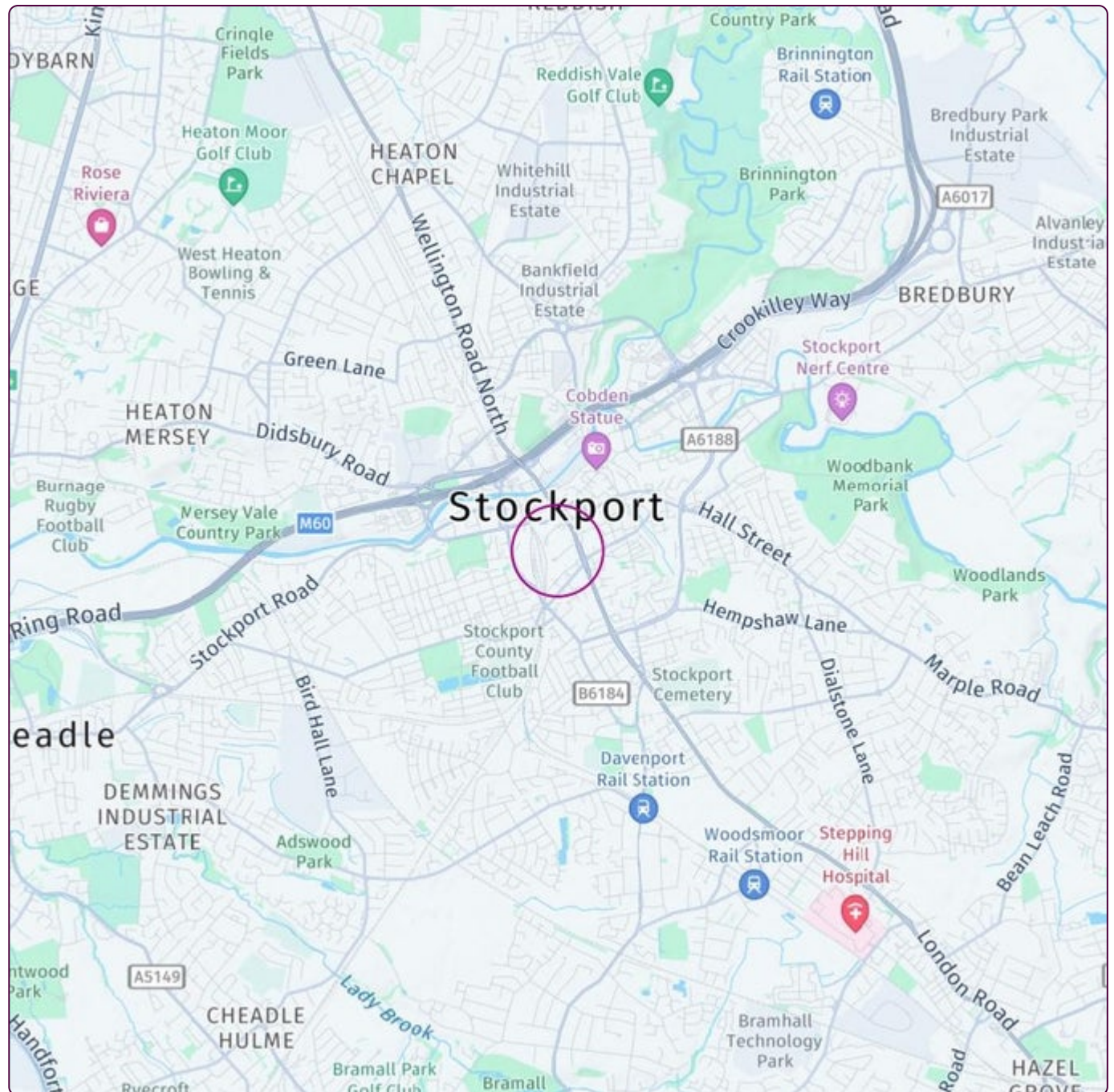
LEASEHOLD: OFFERS OVER £250,000 | ANNUAL RENT: £26,000 | REF: 5652110

KEY HIGHLIGHTS

- Irish/American themed Bar & Restaurant
- Modern open-plan trade area: 100+ covers
- Extensive outdoor seating: 72 covers
- Stockport exchange business district location
- Next to Stockport station & Holiday Inn Express
- Energy Rating D

LOCATION

Fitzpatricks occupies an enviable location next to the newly refurbished Stockport Intercity rail terminus, new Holiday Inn hotel within the architecturally stunning offices and grounds of the Stockport Exchange Business district.





DESCRIPTION

Fitzpatrick's launched during Summer 2025 and quickly established as the go to bar and diner within the Exchange Business complex..



INTERNAL DETAILS

Ground Floor

Air conditioned open plan trade area extending to 2,500 square feet.

The trade area is complimented by feature exposed brick walls, quality wooden flooring throughout and is served by large wooden bar servery, with stainless steel worktops throughout, to the greater part of one wall. Full height pitched windows to three elevations.

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.

THE OPPORTUNITY

Fitzpatricks has been established within the Stockport Exchange Business complex since Summer 2025 and is run under management. The business trades as a popular Irish American bar and diner.

Current operating hours:

Monday to Wednesday
8.00am - 12.00am (Licensed 10.00am - 12.00am)

Thursday
8.00am - 1.00am (Licensed 10.00am to 1.00am)

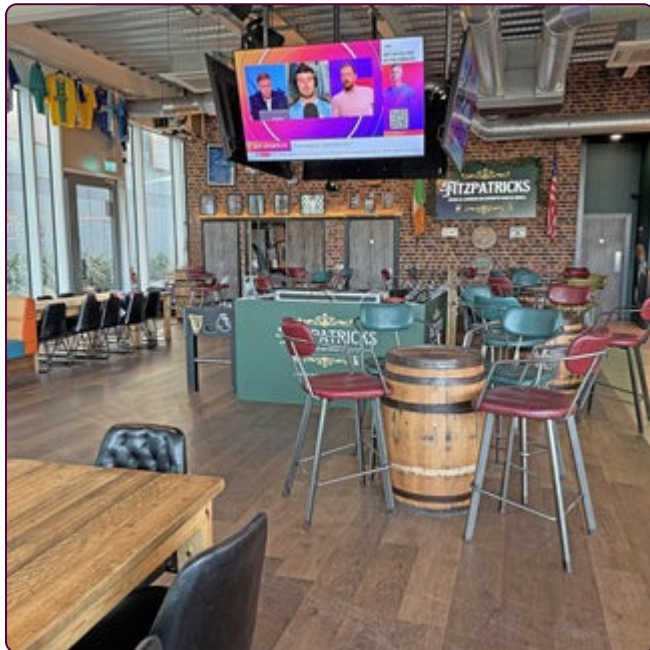
Friday to Sunday
8.00am - 1.00am (Licensed 8.00am - 1.00am)

For details on menus, pricing and events go to
<https://fitzpatricksbars.co.uk>

ANCILLARY AREAS

Trade kitchen with fridge freezers, dishwasher and microwaves. Ladies, gents and disabled/baby change toilets. Additional storage cupboards.





EXTERNAL DETAILS

Covered pavement seating area (72).

TENURE

10 Year free of tie lease at a passing rent of £27,500 plus service charge.

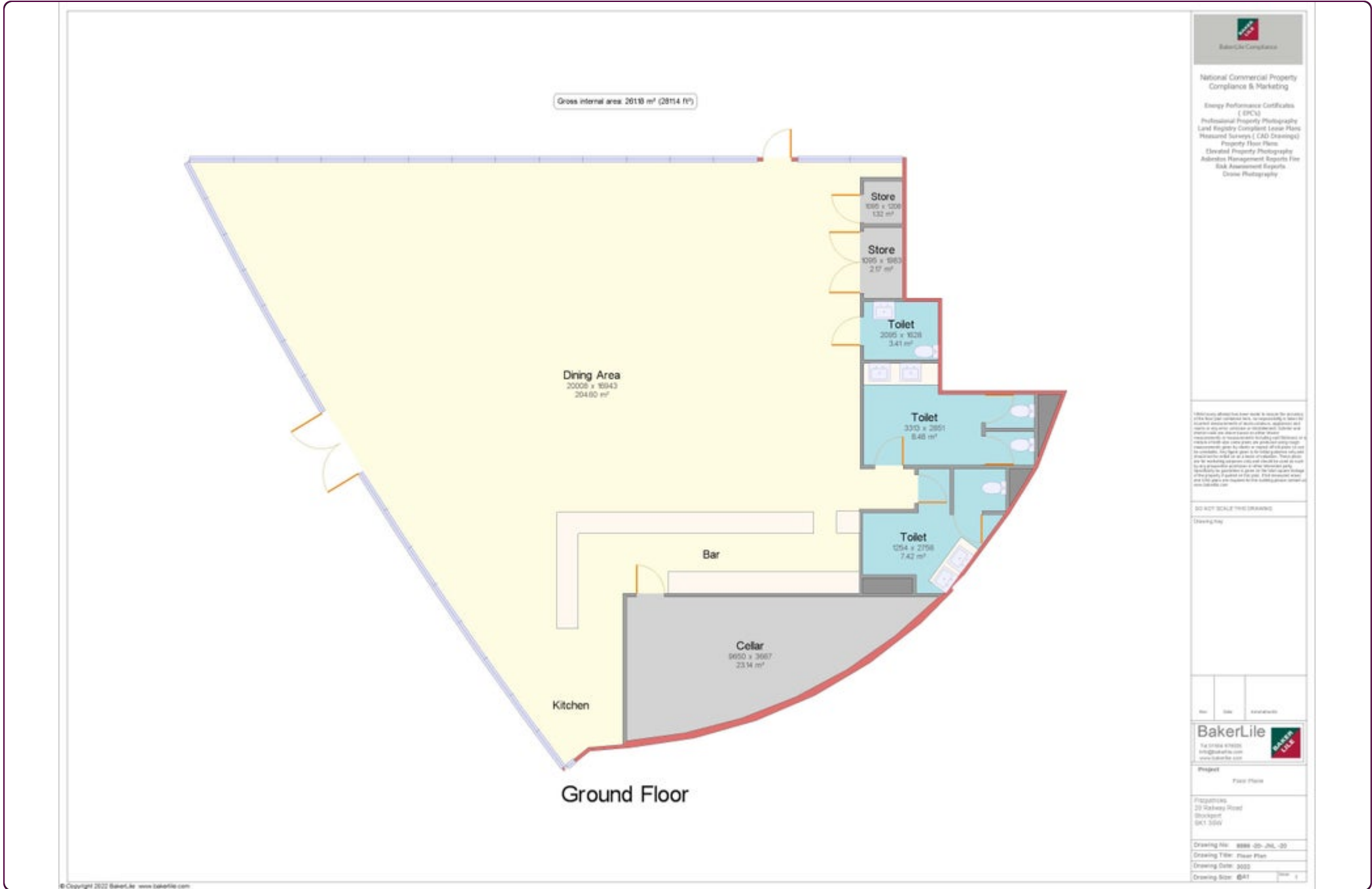
BUSINESS RATES

The Rateable Value is £24,250 with effect from 1st April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

Premises licence.





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

E: enquiries@christiefinance.com

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Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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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:



KEITH STRINGER

Director - Pubs & Restaurants

T: +44 7764 241 307

E: keith.stringer@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.

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.

