



WHITEGATE INN (BEEFEATER)

Broadway, Oldham, OL9 8DW

FREEHOLD: £650,000 PLUS VAT | REF: 4267915

KEY HIGHLIGHTS

- Prominently located Beefeater
- Adjacent to Premier Inn (58 rooms)
- Large Public Bar (120) & Restaurant (90)
- Two self contained flats
- Outdoor seating and car parking
- Fully Licensed - EPC Rating B



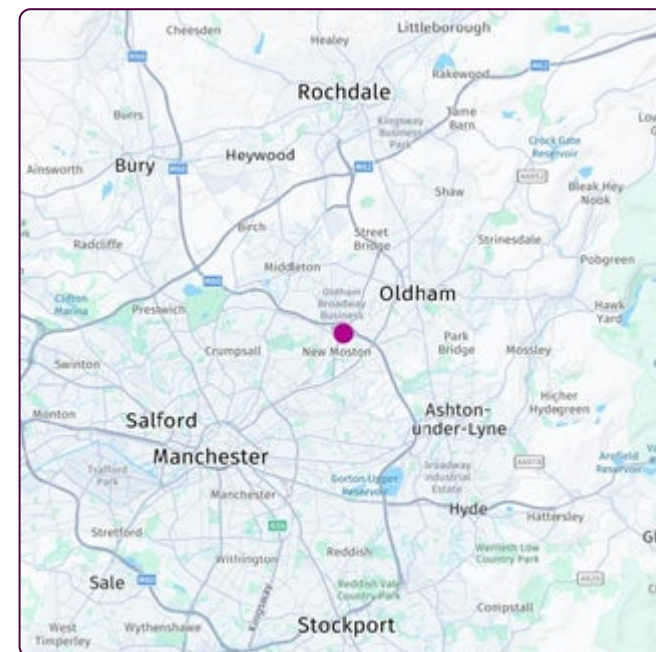
LOCATION

The Whitegate Inn Beefeater is prominently located on Broadway (A663) in Chadderton, approximately 2 miles north of Oldham town centre and 6 miles north-east of Manchester city centre.

The property occupies a highly accessible roadside position benefitting from strong vehicular traffic flows and excellent connectivity to the wider Greater Manchester conurbation via the M60 motorway, which lies a short distance to the south.

The surrounding area benefits from a well-established mix of residential neighbourhoods, commercial occupiers and industrial estates, providing a strong and diverse customer catchment.

The site also benefits from a Premier Inn hotel located next door supporting regular footfall throughout the week.



DESCRIPTION

The property comprises a detached Beefeater public house and restaurant of traditional construction, arranged over a single storey and configured to provide open-plan bar and dining accommodation.

The building offers a substantial number of covers in both the public bar area (120 covers) as well as a split level restaurant (90 covers).

Ancillary areas include commercial grade kitchen, prep areas, cellar, storage, staff facilities, and customer amenities.

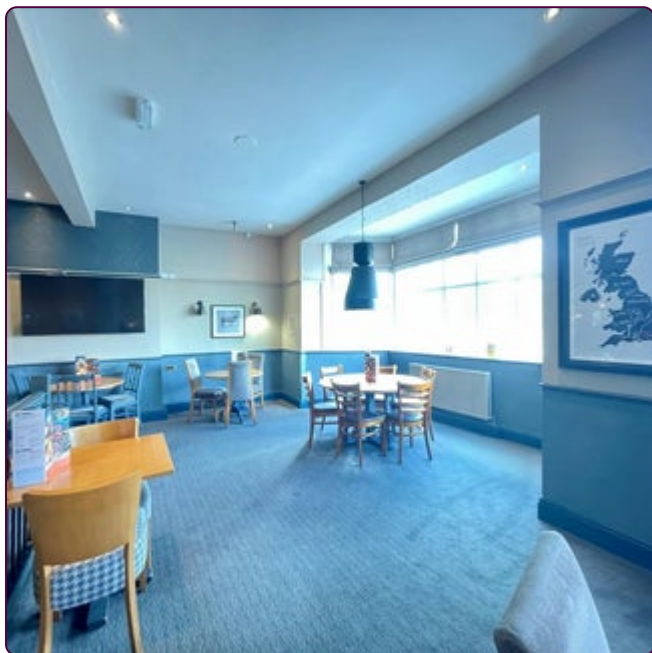
* Sale price is subject to VAT



THE OPPORTUNITY

Whitegate Inn Beefeater represents a rare opportunity to acquire a fully fitted, large-scale licensed bar and restaurant within a proven trading location.

The property's adjacency to a Premier Inn hotel provides a consistent source of customer demand throughout the week, generating breakfast, lunch and evening trade from both corporate and leisure guests.



FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

REGULATORY

Premises Licence.

STAFF

The property is being offered for sale as a going concern. Relevant staffing details are available within the data room for review by qualified parties.

OWNER'S ACCOMMODATION

On the upper floors, the property benefits from a useful provision of on-site staff/owner's accommodation, arranged to provide flexible living options:

Apartment 1 - Lounge, dining kitchen five bedrooms and bathroom.

Apartment 2 - Lounge, kitchen, four bedrooms and bathroom.

EXTERNAL DETAILS

Externally, the property is equally well configured:

- Generous shared car parking - 40 spaces
- A well-presented raised external seating / patio area, (c.32covers)
- Prominent signage and roadside visibility

TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

T&C'S LINK

[Click Here for Terms and Conditions](#)



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

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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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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.

