



Inn at Huxley

Huxley Lane
Chester
CH3 9BG

Freehold: Offers over: £2,000,000

Ref: 5652057

KEY HIGHLIGHTS

- Immaculate semi-rural freehold inn
- Lounge area & Bertie's Bar (80)
- Dining restaurant & conservatory (160)
- 2 self-contained 3 bed, 2 bath apartments
- Exquisitely refurbished during 2019
- Private parking (78). Courtyard seating (60).
Energy Rating A

DESCRIPTION

An immaculately presented detached freehold inn, formerly known as the Farmers Arms, which has been re-built, renovated, and refurbished to an exacting standard during the course of 2018/2019. The property is presented in turnkey condition.

An impressive two storey detached inn of reclaimed Cheshire brick elevations beneath a pitched tiled roofline, with large two storey extensions to rear, incorporating 2 self-contained owner's apartments, and the impressive Mediterranean style dining conservatory covered by a fully retractable and automated roof.





LOCATION

The property occupies a prominent location within the affluent West Cheshire village of Huxley with views to rear over open countryside whilst being a mere 5 miles south of the historic city of Chester.

INTERNAL DETAILS

As mentioned the property has been re-built and refurbished to the most exacting of standards with quality period style features to include two open-grate fireplaces, oak beams, oak bars, and stone flooring, with the Mediterranean style patio dining conservatory having a fully retractable and remote controlled roof.

Enclosed entrance porch providing access to:

Lounge bar (50), served by a good sized oak bar servery to one wall, leather sofas and chairs, open-grate fireplace

Bertie's bar (30), oak bar servery to one wall, fixed perimeter leather back seating, high bar tables and stools, archway to;

Dining restaurant (100) with centrally located oak bar servery, free-standing oak tables & chairs, beamed vaulted ceiling, feature exposed brick walls, full height retractable oak doors to the Mediterranean style dining conservatory (60) with quality all weather table & chairs.

ANCILLARY AREAS

Comprehensively equipped modern trade kitchen, separate food preparation area, ladies & gents wc, disabled wc/baby change, staircase to lower ground floor with extensive storage area, beer cellar, walk-in fridge and freezers.

EXTERNAL DETAILS

Extensive 'Mediterranean' style al fresco restaurant area with double doors to the paved outdoor seating area (60) bordering open countryside.

Walled enclosed seating area to the front elevation (20), good sized customer car park (60), additional owner/staff car park to the right hand side for 18 vehicles.

OWNER'S ACCOMMODATION

Two individual apartments at first floor level comprising: open-plan lounge, dining kitchen, with pantry store off, master bedroom with walk-in shower, and bathroom, two further double bedrooms and bathroom with both walk-in power shower and bath.

Second apartment comprising: open-plan lounge with breakfast kitchen and utility room, master bedroom with en suite shower, bedroom 2, second bathroom, large office (possible bedroom 3), and balcony.

Extensive under eaves storage with Velux rooflights.







THE OPPORTUNITY

The business is a family owner operated freehold inn and restaurant. For details on sample menus and tariffs please see the business' dedicated website: theinn@huxley.co.uk

TRADING INFORMATION

Accounts to April 2023 show a net turnover of £815,050 with a gross profit of £488,763 (60%), based on restricted trading hours:

Wednesday to Thursday: 12 noon to 22:00 (Kitchen 12 noon to 20:00)

Friday to Saturday: 12 noon to 23:00 (Kitchen 12 noon to 20:00)

Sunday: 12 noon to 18:00 (Kitchen 12 noon to 16:00)

BUSINESS RATES

The Rateable Value is £56,800 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

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.

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

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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.

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