



JOHN MILNE (TABLE TABLE)

Newhey Road, Rochdale, OL16 4JF

FREEHOLD: £420,000 PLUS VAT | REF: 5652123

KEY HIGHLIGHTS

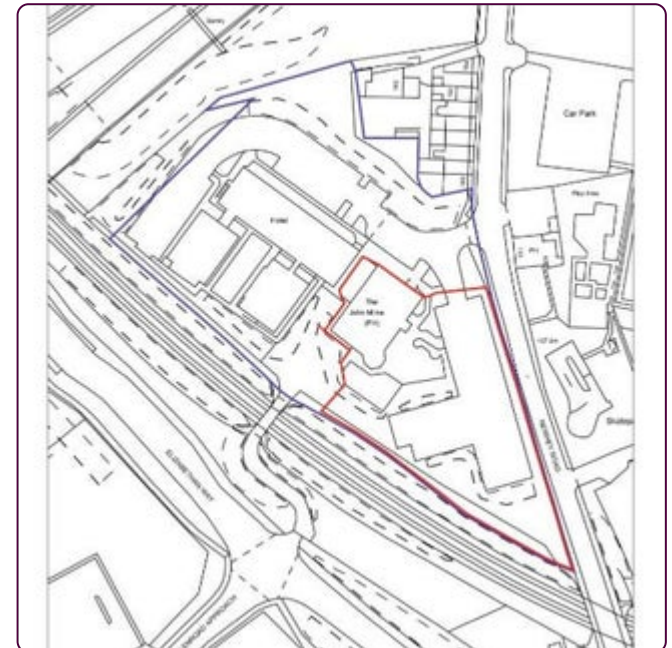
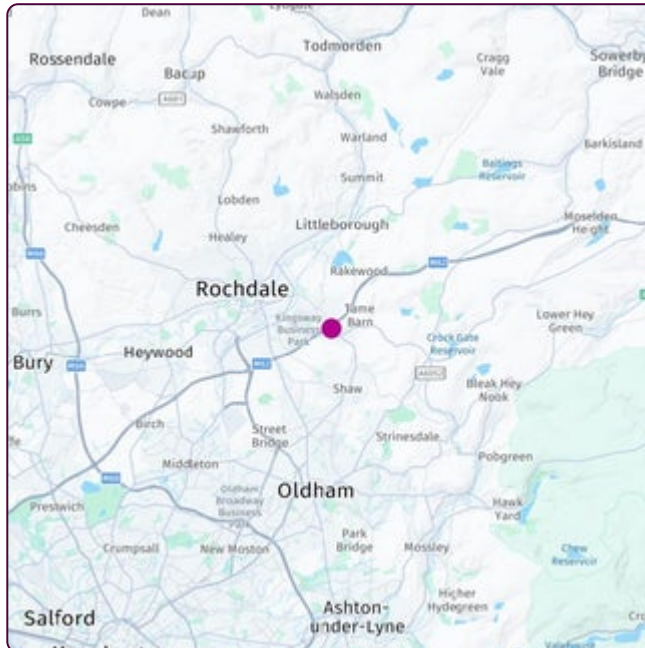
- Prominently located restaurant & bar
- Large public bar (50) restaurant (120)
- Adjacent to Premier Inn (79 rooms)
- Three bed flat & studio
- Outdoor seating (80) and parking (60)
- Fully Licensed - Energy rating B



LOCATION

The John Milne is prominently situated on Newhey Road in Rochdale, off the A640, most easily accessed south of junction 21 of the M62. The venue benefits from proximity to residential housing developments and local commuter routes connecting Rochdale to Oldham and the wider Greater Manchester area.

Its location also places it within easy reach of passing traffic and nearby retail and adjoining Premier Inn.



DESCRIPTION

The property comprises a purpose-built family pub and restaurant, designed to accommodate high-volume food-led trading. The venue offers casual dining environment catering to families, local customers, and hotel guests.

The building is a well presented double fronted two storey Inn of brick elevations with large single storey dining conservatory extension.

* Sale price is subject to VAT



INTERNAL DETAILS

The internal layout includes an entrance porch that provides a clear and practical transition into the venue, helping to manage customer flow and maintain comfort within the dining areas. The public bar area accommodates approximately 50 covers. In addition, there is an extensive restaurant conservatory area with capacity for around 120 covers. The restaurant space is arranged to support a mix of group sizes, with a balance of booth seating.

The property also benefits from fully equipped trade kitchen, walk in fridge and freezer, customer WC facilities and staff room and WC.



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.

THE OPPORTUNITY

This property represents a strong opportunity to acquire a well-established restaurant in a proven trading location with immediate trade from the adjacent Premier Inn guests.

EXTERNAL DETAILS

Externally the property benefits from a large onsite car park for approximately 60 cars.

Designated external seating with fixed tables (80).

OWNER'S ACCOMMODATION

Flat 1 - Lounge, dining kitchen, three bedrooms and bathroom.

Flat 2 - Lounge, kitchenette, bathroom.

STAFF

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

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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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.

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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