



Bar & Restaurant

- Turnkey free-of-tie bar & restaurant
- High specification finish throughout
- Large open plan trading over two floors
- Covered outdoor seating area
- Popular for events
- Accounts available

Main Road location

Freehold: £1,500,000

Leasehold: £300,000

Annual Rent: £90,000

Ref: 5652092

DESCRIPTION

This stylish dining spot offers a welcoming atmosphere, delicious food, and a variety of drinks, including craft cocktails and fine wines. With a spacious, adaptable setting featuring indoor and outdoor seating, it provides an ideal space for relaxed gatherings. A pet-friendly area, heated terrace, and private mezzanine enhance the experience, making it a versatile destination for different occasions

INTERNAL DETAILS

Bar area and a restaurant. Upstairs, a spacious function room with a separate bar, providing a dedicated space for private events. The venue is equipped with modern amenities, including a full sound system, CCTV, and alarm system. A fully fitted cellar with a lift, large commercial kitchen, and office space, while disabled-access toilets with other toilets on the first floor

EXTERNAL DETAILS

External covered seating to front

OTHER PROPERTY

Office

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.

LOCATION

Monton, located about 6 miles west of Manchester city centre, is a thriving suburb known for its lively food scene and convenient transport links. Its high street boasts a variety of independent eateries, stylish bars and cafés, catering to diverse tastes. Well-connected by train, bus, and Metrolink, Monton offers easy access to central Manchester, with Patricroft station providing quick rail connections. Nearby M60 and M62 motorways make travel across Greater Manchester seamless, enhancing Monton's appeal as a vibrant and accessible destination

THE OPPORTUNITY

This premises presents an exceptional opportunity to enhance an established business with significant potential for growth. Featuring a high-specification finish throughout both front and back of house, this venue offers a turnkey investment in a thriving location. With strong passing trade and excellent transport links to Manchester City Centre, it is ideally positioned for continued success and expansion

TRADING INFORMATION

Trading information can be made available to seriously interested parties.

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

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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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