

Restaurant & Bar

- Fantastic Free of tie lease opportunity
- Lounge bar & restaurant (140)
- Independent function suite (120)
- Net turnover 31/03/24 £1,370,031 GP 72%
- Planning for conservatory (80). Car park 100+
- 2 acre site. Outdoor seating & gardens. Energy Rating B

Cheshire

Freehold: £1,250,000

Leasehold: Offers Over £150,000

Annual Rent: £80,000

Ref: 5652086

LOCATION

The property sits within extensive grounds of circa 2 acres, with a large outdoor seating area, lawns incorporating children's play area, and ample private parking for 100 plus vehicles.

INTERNAL DETAILS

Entrance porch to an air-conditioned lounge bar and restaurant (140), served by a large bar with high quality flooring and fittings throughout, high backed booth seating, fixed leather back perimeter seating, a number of open-grate feature fireplaces, free-standing tables and chairs with the majority of the dining areas offering picture window views over the adjacent countryside.

OTHER FLOORS

First Floor Suite:
A self-contained air-conditioned function and party space, with centrally located wooden bar servery, carpeted flooring, free-standing tables and chairs, picture windows to the three elevations and double doors providing access to the outdoor seating area

ANCILLARY AREAS

Comprehensively equipped trade kitchen with food preparation area, glass wash, walk-in fridge & freezers, dry goods store, cellar, ladies and gents wc's to both the ground floor restaurant and bar, and first floor function suite, plant room.

EXTERNAL DETAILS

Extensive paved pavement and decked seating area (80) on to lawned gardens incorporating a purpose-built children's play area.

Private parking for 100 plus vehicles. Overall site area circa 2 acres.

THE OPPORTUNITY

The business is being offered for sale due to the owner's relocating.

TRADING INFORMATION

Net turnover to 31/03/2024 £1,370,031 split food 66%/wet 30%/other 4%

TRADING HOURS

Monday to Sunday: 12pm - 10pm

Food service
Sunday to Thursday: 12pm - 8pm
Friday & Saturday: 12pm - 8.45pm

STAFF

The business is run as a managed freehouse. Full staff details available.

TENURE

New free of tie lease term to be agreed rent from £80,000

REGULATORY

Premises licence.

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.

BUSINESS RATES

The Rateable Value is £79,500 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

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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INSURANCE

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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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:



KEITH STRINGER
Director - Pubs & Restaurants
T: +44 7764 241 307
E: keith.stringer@christie.com

CHRISTIE & CO