



**FREEMASONS INN | SILK MILL STREET | KNUTSFORD  
MIXED-USE INVESTMENT OPPORTUNITY**



# SUMMARY

**Location: Knutsford**  
**Property Type: Mixed-use (Bar & Hotel)**

A rare opportunity to acquire the Freehold of a mixed use hospitality business, located in a prime, high footfall area in Knutsford town centre.

Freemasons Inn is a Grade 2 listed former silk mill, that has recently been fully-renovated and restored. The property features:

- A ground-floor bar, let for a period of **10 years** from May 2024
- An annual income on the ground-floor of **£45k+ pa** exclusive of VAT
- Six upper-floor boutique hotel rooms, operating as a separate high income business – with an impressive average **occupancy rate of 73%** (with further increases predicted)
- Hotel generating a revenue of **£229k pa**, and a net profit of **£140k pa**

Owner occupier willing to sell hotel business and ground floor investment, or sell as a fully operational investment with a sale and leaseback arrangement of the upper parts.







KNUTSFORD

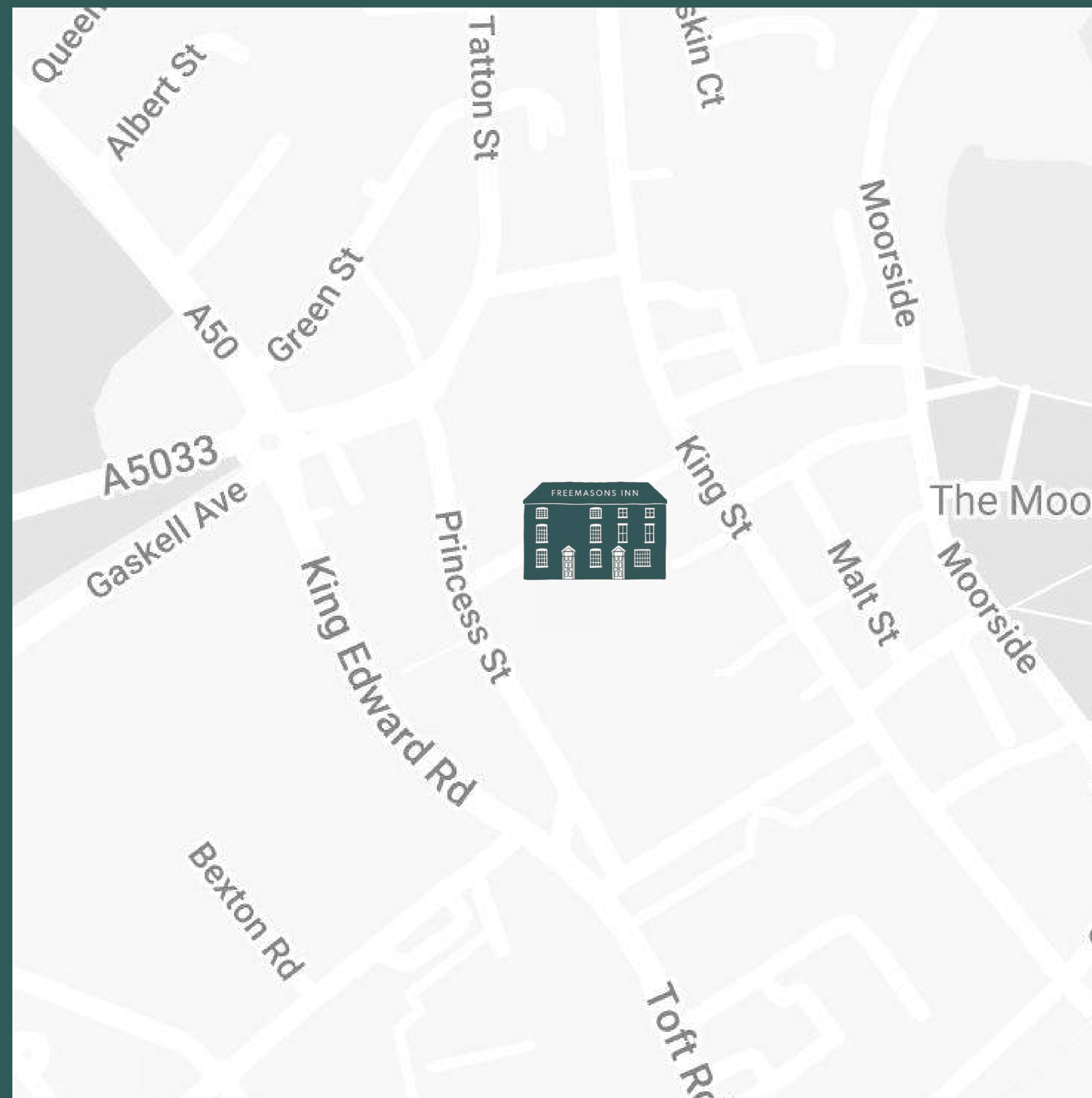
## THE AREA

Highlighted by 'The Sunday Times' as one of the best places to live in the North West, Knutsford offers huge potential for hospitality investments, mixing rural charm with urban amenities. This town attracts both tourists and residents with its independent shops and strong community spirit, as well as excellent transport links.

With the recent addition of renowned eateries like Gail's Bakery and Mowgli Street Food, the town cements its reputation as a lively hub for diverse gastronomic experiences. The growing hospitality landscape, complemented by specialty stores and markets, positions Knutsford as an exciting destination for 'foodies'.

The Silk Rooms, highly favoured by local wedding venues, capitalises on the town's wedding scene, offering strategic partnerships that solidify its position as a profitable investment. Attractions like Tatton Park and events such as the RHS Flower Show also contribute further to the area's allure, enhancing visitor traffic and affirming Knutsford as a flourishing market for hospitality ventures, promising significant returns in an expanding economy.





## THE PROPERTY

Situated in prime position off Knutsford's main high street, the Freemasons Inn is located on Silk Mill Street next to the Market Hall and directly opposite the Silk Mill Car Park.

The building is brick-built and extends over four-storeys, including a cellar, ground floor, first floor, and second floor – as well as featuring an external patio courtyard.

The property underwent extensive renovations in 2022 to bring it back to life, including a new roof and internal rebuild – retaining old features and working with heritage to sympathetically modernise the space.





# ACCOMMODATION

## BAR

### APPROXIMATE GROSS INTERNAL FLOOR AREA

INTERNAL FLOOR AREA	SQ FT	SQ M
Ground floor bar, kitchen & W.C.s	1653	153.59
Cellars	295	27.38
<b>EXTERNAL AREA</b>		
Paved rear beer garden	1399	130
<b>Total GIA</b>	<b>1948</b>	<b>180.97</b>

## HOTEL

### APPROXIMATE GROSS INTERNAL FLOOR AREA

UPPER ROOMS	SQ FT	SQ M
x2 Superior Rooms	646	60
x4 Standard Rooms	860.95	80
<b>Total GIA</b>	<b>1506.95</b>	<b>140</b>

**Total GIA of property: 3454 sq ft 320 sq m**

\*excluding external area





## BAR PREMISES

# TENANCY INFORMATION

TENANT	LEASE TERMS	INCOME
Bar Six Knutsford Ltd.	A new 10 year FRI lease with a 5 year tenant only break, contracted outside of the 1954 Landlord & Tenant Act	£45,000 pax  With a fixed uplift to £47,000 pax in Year 4

### APPROXIMATE GROSS INTERNAL FLOOR AREA OF BAR

INTERNAL FLOOR AREA	SQ FT	SQ M
Ground floor bar & kitchen	1450	134.7
W.C.s	203	18.89
Cellars	295	27.38
<b>EXTERNAL AREA</b>		
Paved rear beer garden	1399	130
<b>Total GIA</b>	<b>1948</b>	<b>180.97</b>

The experienced family-run Bar Six, with locations in Nantwich and Sandbach, is now expanding to Knutsford. Offering a wide selection of craft beers, cocktails, spirits, wines, and pop-up foods, the new space is tailored to embody the Bar Six experience.

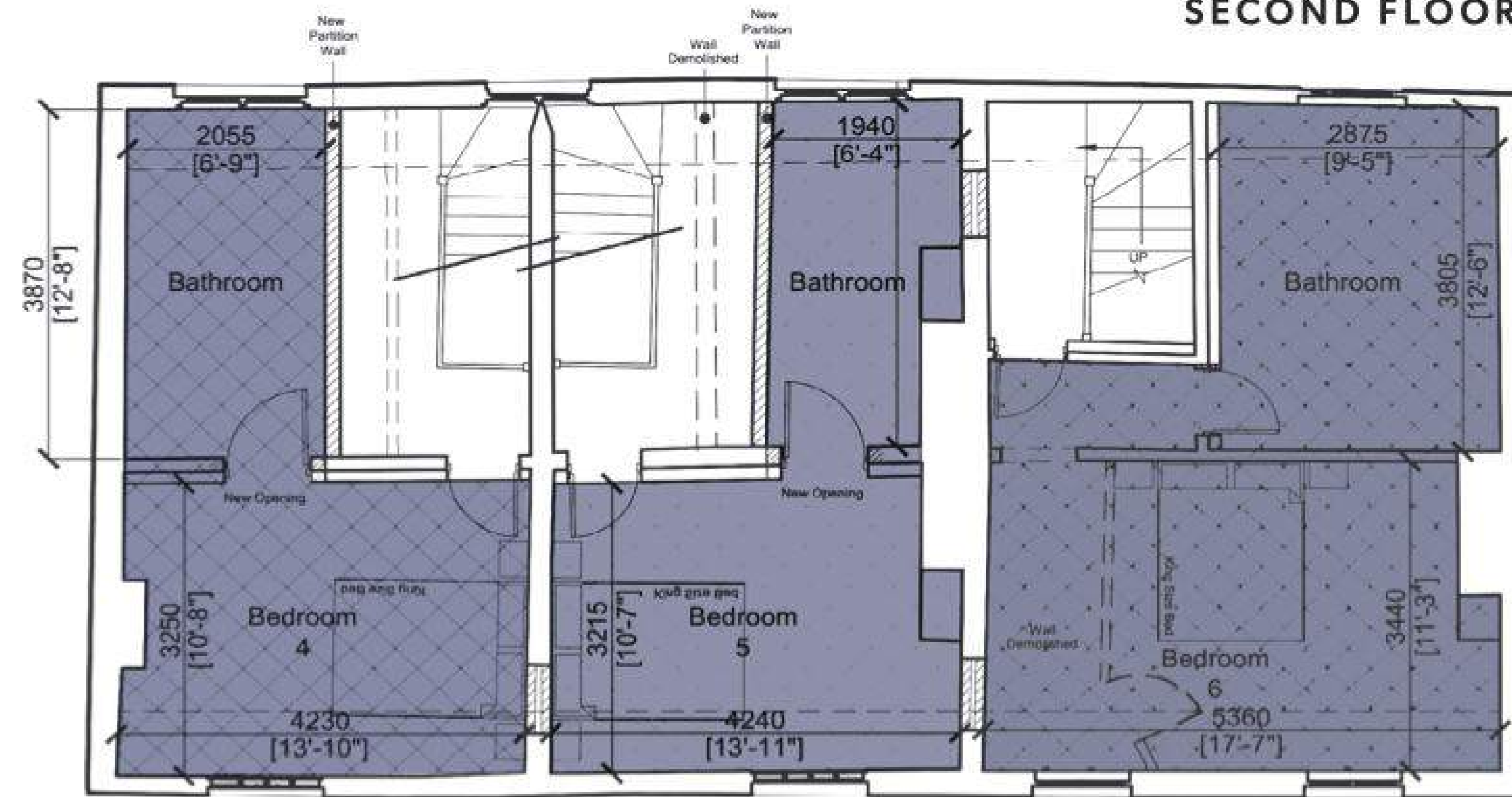
Bar Six will use the ground floor space for their business operations, and they have plans to utilise the external 1,400 sq ft patio space, transforming it into an inviting al-fresco dining and drinking area at the heart of Knutsford.



### FIRST FLOOR



### SECOND FLOOR



### HOTEL

# OCCUPATIONAL INFORMATION

OCCUPIER	AVERAGE PRICE	ANNUAL INCOME	AVERAGE OCCUPANCY RATE
The Silk Rooms	From £143 per night	£229k pa	73%*

\*Occupancy of 83% in June 2024 – potential to increase both room rate and occupancy levels to drive annual income.

Located on the upper floors, 'The Silk Rooms' features six boutique-style hotel rooms, operating as a separate high-income business. Including x4 'Standard Rooms', at approximately **20m<sup>2</sup> each**, and x2 'Superior Rooms', featuring a freestanding bathtub in a larger ensuite bathroom, at approximately **30m<sup>2</sup> each**.

Designed by a renowned interior design studio, The Silk Rooms is one of the highest-quality accommodation options in the area.

Operating on a keyless entry system eliminates the need for on-site management and offers autonomy and flexibility. The first floor is only accessible via an external staircase – ensuring separation from the ground-floor bar.

Discover more: [www.thesilkrooms.co.uk](http://www.thesilkrooms.co.uk).



# BEST IN THE AREA

**C Carolyn** United Kingdom Reviewed: 14 May 2024 **10**

**Fantastic**

Standard Double Room  
 1 night · May 2024  
 Couple

Beautifully decorated . Clean and comfortable . Great value for money . Self check in meant no hassle as we arrived later than expected .

Nothing

Helpful Not helpful

**L Lyndsey** United Kingdom Reviewed: 8 April 2024 **10**

**Perfect stay, beautiful room, and gorgeous decor we will definitely be back**

Standard Double Room  
 1 night · April 2024  
 Group

Fab room, perfect loacation, docor is beautiful

Helpful Not helpful

**S Stuart** United Kingdom Reviewed: 19 January 2024 **10**

**Immense, will be back and very soon! Maybe with the wife next time.**

Standard Double Room  
 1 night · January 2024  
 Solo traveller

Amazing quality of decor, hard and soft furnishings. What an amazing, large and comfortable bed, fab shower (should have really paid for the superior with bath). Great TV selection from Sky to Netflix, Amazon etc.

Everything I needed including Gails Bakery around the corner with the best breakfast. <https://gailsbread.co.uk>

Nothing to note

**B Becky** United Kingdom Reviewed: 17 February 2024 **10**

**Exceptional**

Standard Double Room  
 1 night · February 2024  
 Couple

Fantastic clean property which was beautifully decorated with everything you need for a short stay, perfect location and fantastic communication for check in. Would definitely recommend.

Helpful Not helpful

**M Mark** United Kingdom Reviewed: 5 January 2024 **10**

**Excellent stylish rooms**

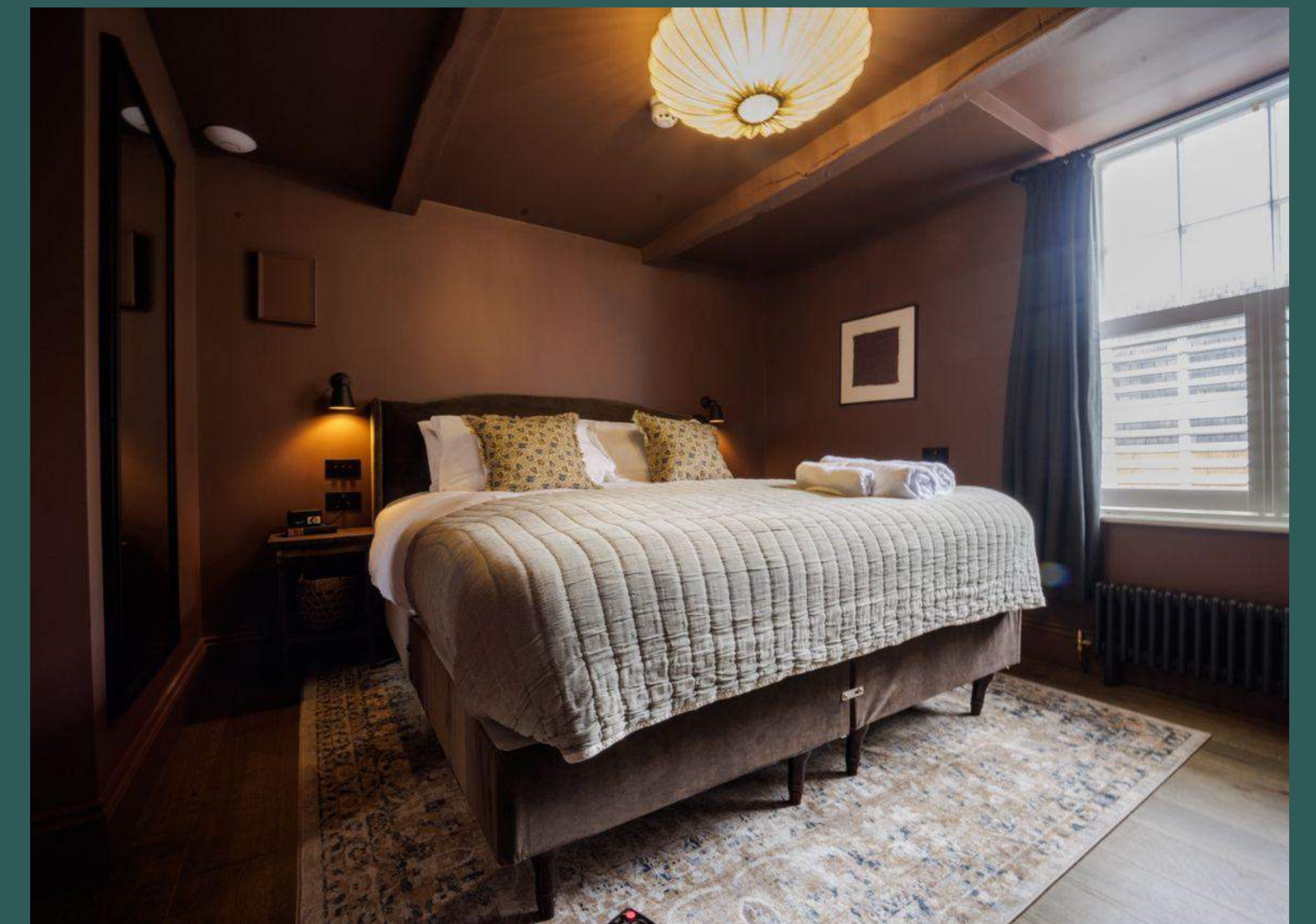
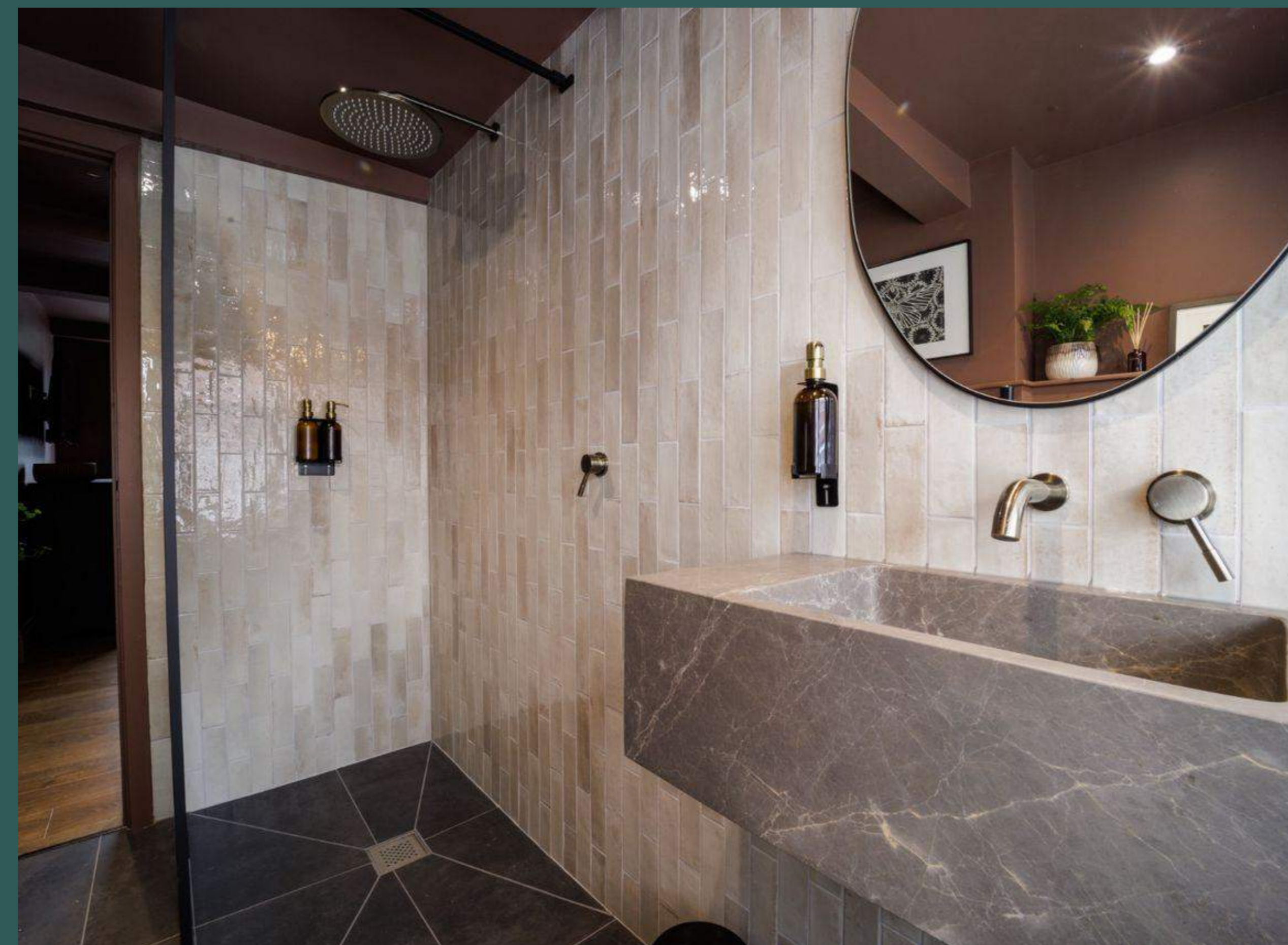
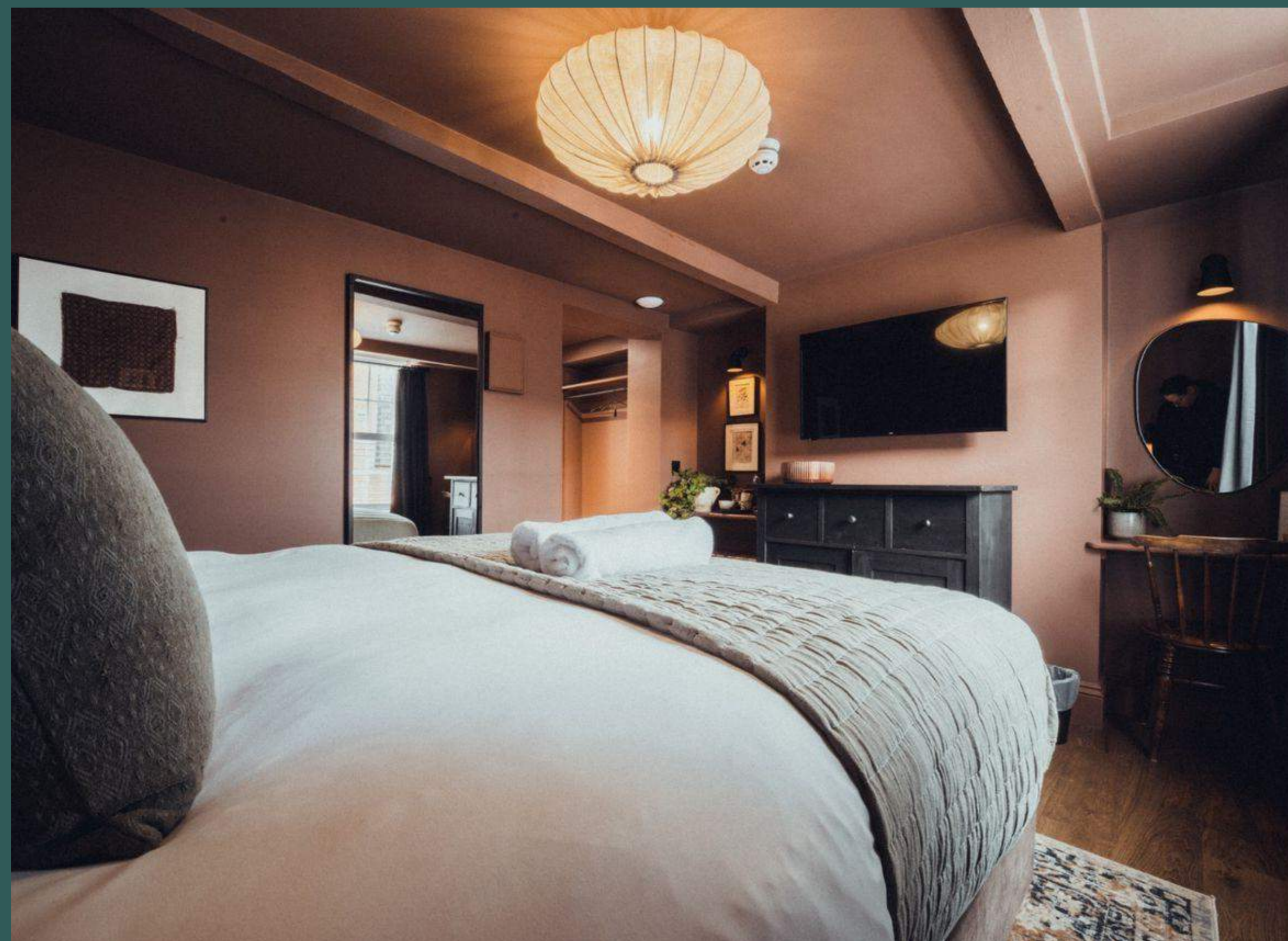
Standard Double Room  
 1 night · December 2023  
 Group

Above and beyond what we expected. Very tastefully decorated. Excellent location and parking.

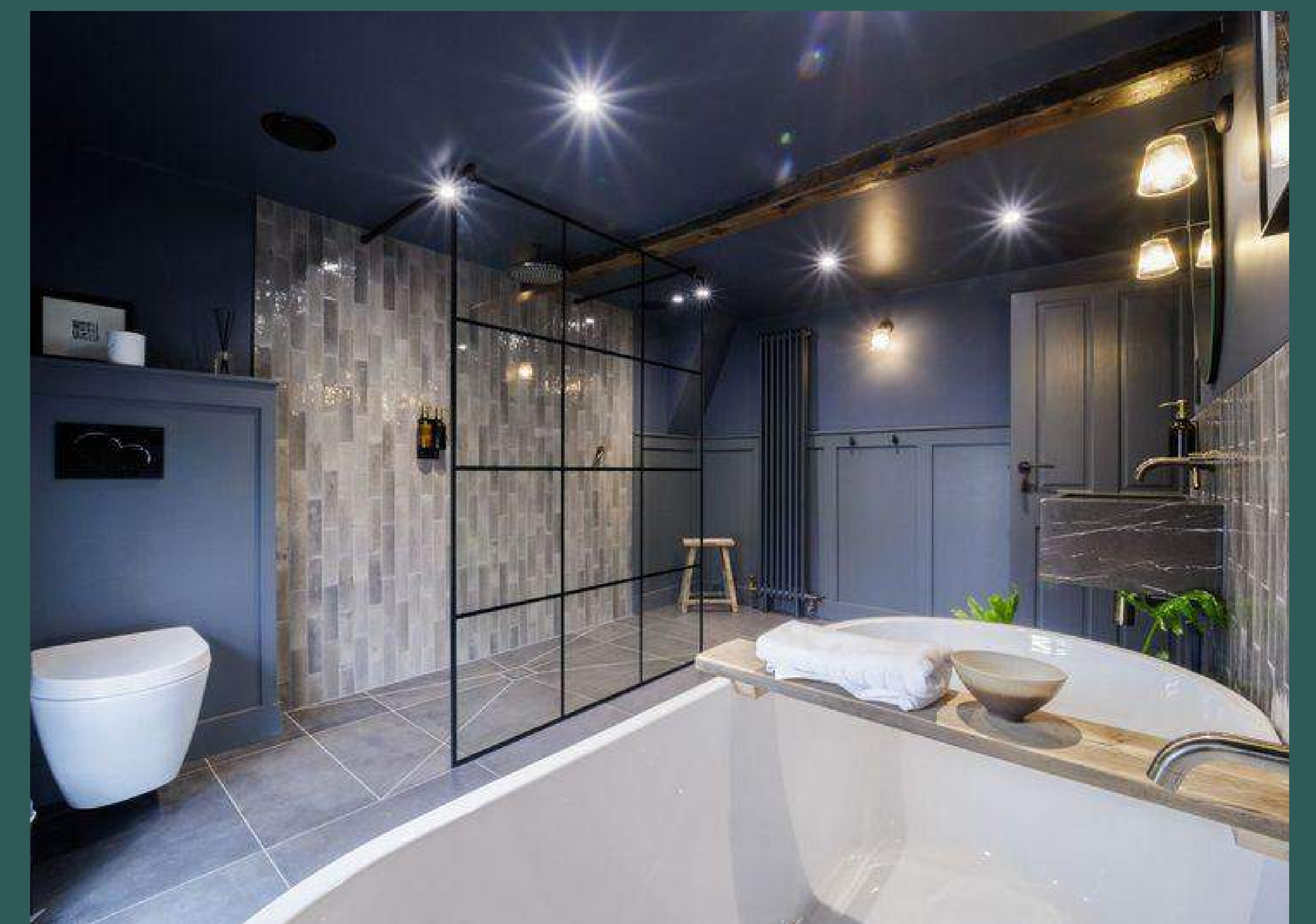
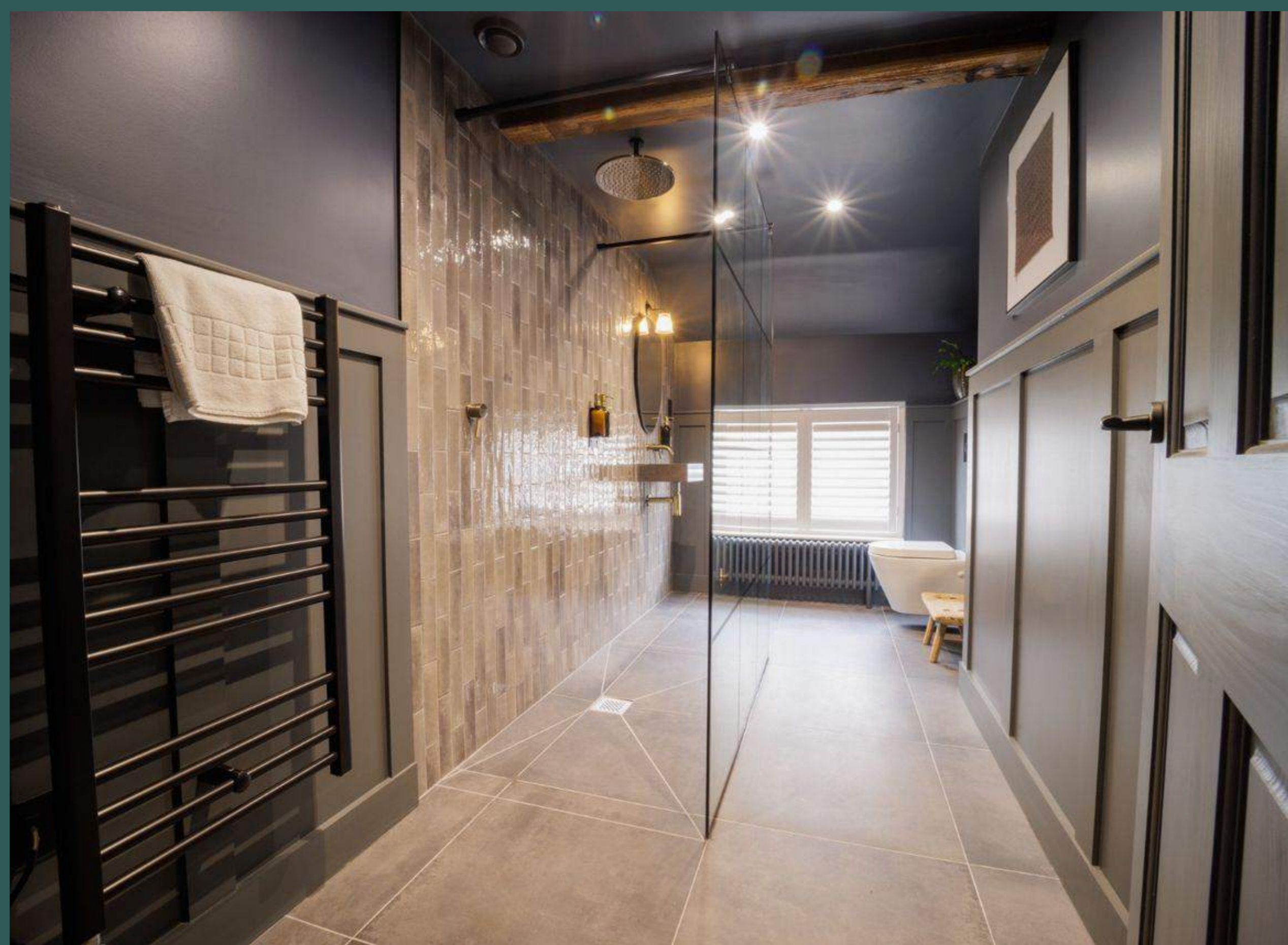
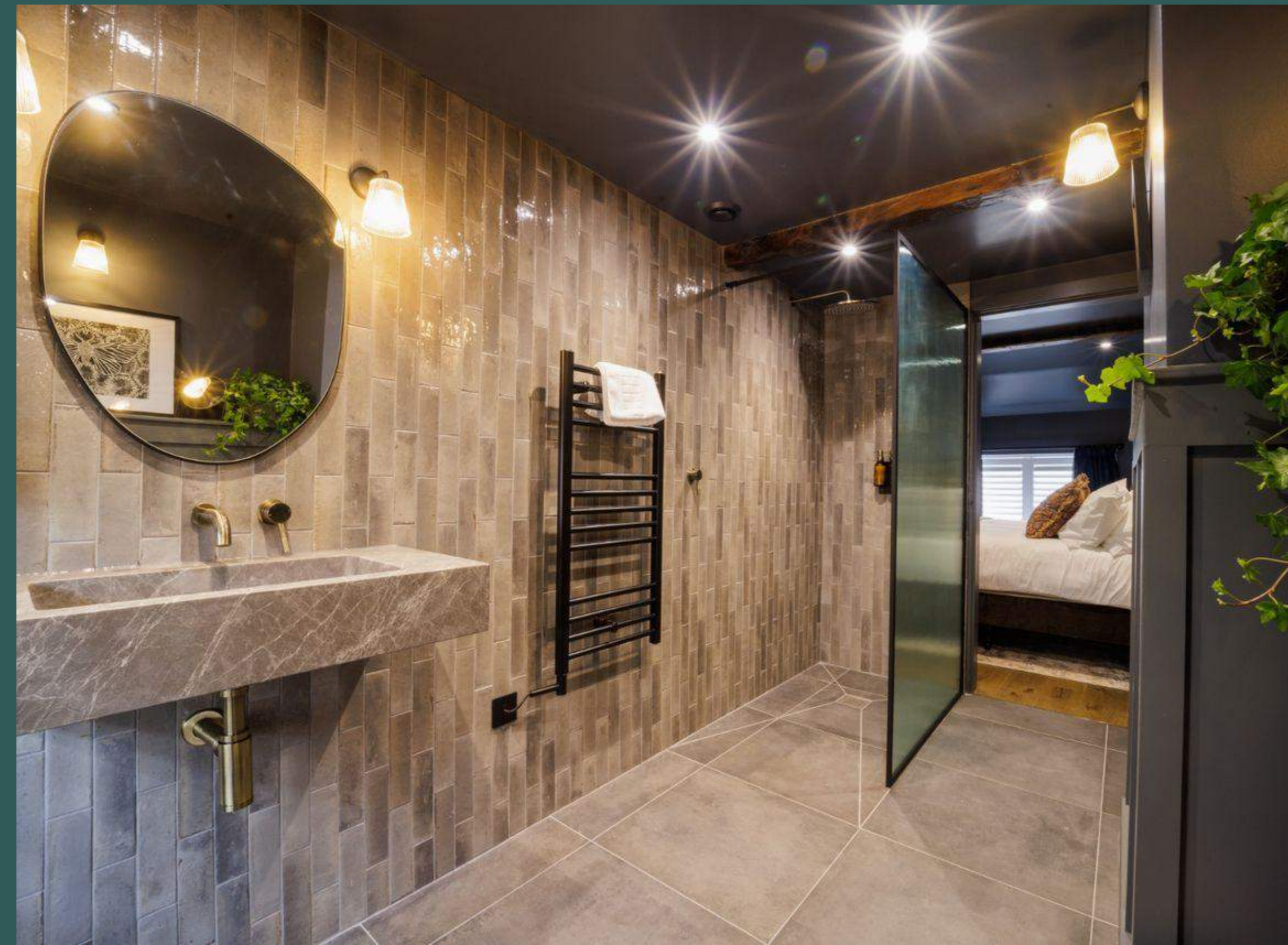
**Property response:**  
Thank you for your excellent review. We're overjoyed...  
[Continue reading](#)

Helpful Not helpful











# INVESTMENT OPPORTUNITY

This mixed-use property offers a high earning investment opportunity. With no additional work required thanks to a comprehensive refurbishment, the property allows for easy management and maintenance.

GROUND FLOOR	UPPER FLOORS
<p><b>Kitchen and bar space leased to Bar Six Knutsford Ltd.</b>                      Lease Term: 10 years from May 2024                      Annual Rental Income: £45k per annum (set to increase to £47k in Year 4 – rent review in Year 5, outside Landlord and Tenant Act)</p>	<p><b>Six boutique en-suite hotel rooms</b>                      Currently operating as The Silk Rooms business, established in 2023                      Rooms averaging at £143 per night at a 73% occupancy rate                      Current net business income (before taxes): £140k per annum</p>

We are offering **two purchase options** for this property, dependant on your investment preferences. Please see both options below:

OPTION 1 - BUY AS IS	OPTION 2 – BUY AS INVESTMENT WITH OCCUPATIONAL LEASES IN PLACE
<p><b>A complete purchase of the property, with the buyer taking ownership of the hotel business.</b></p> <ul style="list-style-type: none"> <li>• Projected annual revenue from hotel: £229k</li> <li>• Operational costs of hotel: £80k per annum</li> <li>• Net business income from hotel only (before taxes): £140k per annum</li> <li>• Combined income from hotel business &amp; bar lease: <b>£187k per annum</b></li> </ul> <p><b>We are seeking offers in excess of £2,400,000 + VAT to purchase the Freehold reflecting a NIY of 6.35%*</b>                      *this yield allowing usual purchasers costs including VAT</p> <p>Estimated running yield profile (assuming CPI inflation at an average of 2.5% pa):                      October 2024 – 7.79%                      October 2034 – 9.73%</p>	<p><b>A more hands-off investment, with x2 guaranteed leases in place.</b></p> <p>Involving leasing the hotel operation to the original owner. This alternative would allow you to earn passive income.</p> <ul style="list-style-type: none"> <li>• Hotel leased at: £55k per annum on a 10 year lease to current owners</li> <li>• Annual income from bar: £45k - £47k per annum</li> <li>• Combined income: over £102k per annum</li> </ul> <p><b>Price on application for this purchase option</b></p>



# CONTACT US

For any additional questions or to schedule a meeting,  
please reach out to our dedicated sales team at  
Sixteen Real Estate.

## Sixteen.

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