

FOR SALE (Leasehold Interest)

Maggie's/Mcfly's Bar
Commercial Street
Halifax
HX1 1TA

- WELL ESTABLISHED TOWN CENTRE BAR'S/NIGHTCLUB BUSINESS
- ANNUAL TURNOVER c.£1.18M
- PROMINENTLY LOCATED IN HALIFAX TOWN CENTRE
- TURN-KEY BUSINESS



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Location

The property is situated along Commercial Street in Halifax Town Centre within close proximity to major occupiers including Lloyds Retail Banking Headquarters, Victoria Theatre and Harveys of Halifax. The property is also located within walking distance of the Grade I* Listed Piece Hall which has benefited from significant tourism influx into the town attracting over 3 million visitors per year.

Description

Having traded for over 10 years in Halifax centre this is a fantastic opportunity to acquire a well known business. Maggie's, a nightclub in the heart of Halifax has a feature bar in the centre of the property with capacity for up to 1,000 guests, ample booth seating, DJ stand/stage and dancefloor. The property also benefits from male & female w/c facilities, kitchen area, cellar and stores.

McFly's can be accessed via Maggie's however they are currently separate bars with their own external access. McFly's bar is a very well presented, stylish bar and focuses on its offering of drinks, service and overall experience and benefits from having a function room which is available to hire with capacity for up to 100 guests.

Both businesses currently trade on Friday's, Saturday's and Bank Holiday Sunday's with the most recent annual turnover at c.£1.18M.

Mains services connected to the premises include gas, electricity, water and drainage. Please note these services have not been tried or tested and interested parties are advised to satisfy themselves as to suitability and condition.

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Price

Offers are sought in the region of **£500,000** for the Leasehold Interest & Business.

Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Total approximate NIA	7,933	736.98

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of **£41,250**.

Terms

The Leasehold interest, Good Will, Fixtures & Fittings and Stock are for sale and interested parties should enquire within for more information.

VAT

The prices quoted are exclusive of VAT (if applicable).

Legal Fees

Each party is to be responsible for their own legal costs incurred in any selling transaction.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole selling agents:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ref: 45814

Date: Feb-24



Walker Singleton
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Property House, Lister Lane, Halifax, HX1 5AS

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