



The Poachers Inn

Ref: 5652017

95 Ingersley Road, Bollington, SK10 5RE

Freehold: £795,000

Dining pub in North West Best Village 2020

Multi-sectional lounge, snug & dining (70)

Large 4 bed owner's accommodation

Countryside outdoor terrace & gardens (50)

Private car park & secure bike store

210 draught & keg barrels. Energy Rating C



A traditionally styled double fronted end terrace of two storey stone elevations beneath a predominantly pitched tiled roof line, with flat roof single storey extensions to the rear.

The property has the advantage of both good sized covered beer terrace & gardens, and privately owned car park.



Location

Prominently located on Ingersley Road at its intersection with Mill Lane within the highly regarded and affluent village of Bollington. At the foothills of the Peak District National Park, Bollington itself being awarded the Sunday Times Best Place to Live in the North West 2020.

Internal Details

Covered porch into snug area (10) with feature open-grate fireplace, leather sofas and chairs.

Split level multi-sectional lounge and dining room (60), good sized wooden top stone bar servery to one wall, fixed perimeter seating and booths, free-standing tables and chairs, two wall mounted tv's.

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.

Ancillary Areas

Trade kitchen, fridge & freezers, food preparation area, ground floor cellar, dry goods store, ladies & gents wc's.

External Details

Good size stone paved covered beer terrace with additional gravelled seating area (c. 60) bordering open countryside.

The property has the advantage of a secure cycle store, outhouse, and a private car park for up to 20 vehicles.

Owner's Accommodation

Privately accessed good size and self-contained owner's accommodation comprising: lounge/diner, kitchen, four double bedrooms, office/bedroom 5, and bathroom with walk-in shower.





The Opportunity

The current owners are offering the business for sale, after 20 years, due to retirement. A new operator could take full advantage by increasing the current opening hours with the possibility of converting the upper floor accommodation into five en suite lettings bedrooms, subject to planning.

The Poachers trades as a popular independent local's inn, whilst attracting additional trade from both cyclists and hikers given it's close proximity to the Peak District National Park, Gritstone Trail, and Middlewood Way.

It offers an extensive range of traditional cask and local ales, alongside a seasonal freshly prepared food offer. For further details, please see the business' dedicated website: thepoachers.org

Trading Information

Available via the agent.

Trading Hours

Monday: 5.30pm - 11pm (no food service)
Tuesday to Thursday: 12pm - 2pm, 5.30pm - 11pm
Saturday: 12pm - 11pm
Sunday: 12pm - 10.30pm

We are advised the business has a premises licence from 9am - 12am, 7 days a week.

Regulatory

Premises licence.

Business Rates

The Rateable Value is £14,075 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.







Ground Floor
199Sq.m/ 2144.36Sq.ft
Approx



First Floor
131Sq.m/ 1414.55Sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Customer Due Diligence Checks

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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Manchester



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