



Mary & Archie Cafe Bar

Ref: 5652055

200 Burton Road, Manchester, M20 2LW

Leasehold: £100,000, Annual Rent: £22,300

Highly regarded cafe bar & restaurant

Popular Burton Road location

Split-level open-plan trade area (52)

Al fresco dining/pavement licence (12)

15 year free of tie lease from 2020

Ideal & profitable owner operator opportunity. Energy Rating B



Occupying the ground and basement at 200 Burton Road, a property of two storey brick elevations beneath a predominantly pitched tiled roof line.

Mary & Archie is a turnkey 'lock-up opportunity' situated upon Burton Road at its intersection with Orchard Street within the well-established and highly regarded West Didsbury village.



Internal Details

Ground floor:

A split-level open-plan trade area (44), served by a good sized corner mounted wooden bar servery, wooden panelled walls, exposed wooden flooring, windows to both side and front elevations with full height retractable doors to the outdoor seating area with bench seating and retractable canopy.

Cosy snug area to the rear (8) with bench seating, tables and stools

Ancillary Areas

Ground floor:

Customer wc's

Lower ground floor:

Comprehensively equipped trade kitchen, dry goods store, and beer cellar.



External Details

Externally, the property benefits from a pavement seating area for some 12 people with a retractable canopy.

The Opportunity

Mary & Archie (Didsbury) is a highly regarded cafe, bar and restaurant which has attracted a strong local following over a number of years, and is being offered for sale due to the owner's retirement.

The business trades as a popular and highly regarded cafe, bar and restaurant. For details of menus, tariffs, and events, please see the business' dedicated website [Mary & Archie](#), [Facebook](#), and [Instagram](#)



Staff

The business is run by the current owner operators with a complement of full and part-time staff.

Trading Hours

Sunday to Thursday: 10am - 11pm

Friday & Saturday: 10am - 12am

Brunch: 10am - 3pm

Trading Information

Trading information provided shows a net turnover of £428,429, Gross Profit 61%.

Tenure

Leasehold. 15 years from September 2020 subject to a passing rent of £22,300 with 5 yearly reviews.

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 £23,250 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

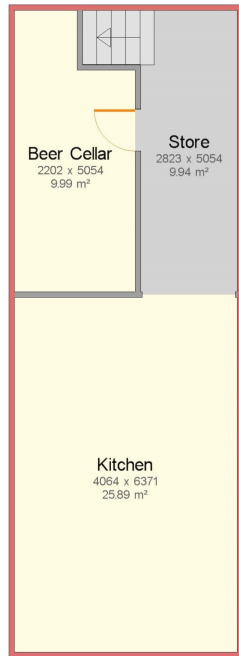
Regulatory

Premises licence.



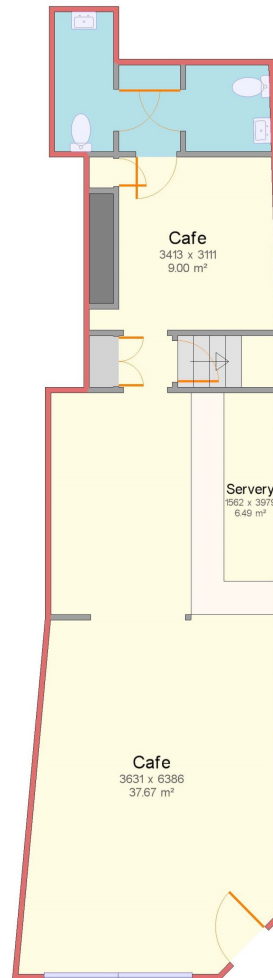


Gross internal area: 46.84 m² (504.2 ft²)



Basement

Gross internal area: 66.60 m² (716.8 ft²)



Ground Floor

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



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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