



The Kinderton

Ref. 5652056

Kinderton Street, Middlewich, Cheshire, CW10 0JE

Freehold: £1,400,000

Profitable waterside hotel/restaurant/bar

10 contemporary en suite bedrooms

Lounge bar & conservatory: 80 covers

Dining restaurant/function suite: 50 covers

Extensive outdoor seating area: 200 covers

Site area c 0.8 acres. Additional 0.5 acre available. Energy Rating C



A substantial two/three storey detached property of Tudor style black and white rendered brick elevations beneath a predominantly pitched tiled roof line, with the advantage of two single storey extensions to the rear and recently added stylish conservatory, with bi-fold doors onto a two tier outdoor terrace.

The property has the advantage of private parking for 20+ vehicles (with nearby public parking for 20) and the benefit of a large lawned beer garden and children's play area.



Internal Details

The property has been tastefully and extensively refurbished by the current owners and is presented in an immaculate condition comprising: open plan lounge bar and dining conservatory configured for circa 80 covers, served by a good size contemporary tiled bar servery to the greater part of one wall with quality wooden flooring, high stools and chairs, with bi-fold doors leading on to the outdoor terrace.

Formal dining restaurant/function suite currently configured for 50 covers, quality wood effect flooring throughout, free-standing tables and chairs.

Manager's office, private reception area providing access to 10 contemporarily furnished en suite bedrooms, all being of a good size and currently configured as: six premier doubles, one super king/twin, one premier double/family, two standard double rooms.

Location

Kinderton House Hotel is ideally located on the outskirts of the historic market town of Middlewich. The property has a prime location upon Holmes Chapel Road (A54), being most easily accessible two miles west of junction 18 of the M6 motorway.



Ancillary Areas

Comprehensively equipped trade kitchen with separate food preparation area, walk-in fridge, boiler room, male and female toilet, disabled persons toilet, first floor laundry room and staff toilet.

A two storey adjacent cottage currently used as additional storage space inviting conversion to future owner/manager's accommodation.



External Details

The property benefits from an excellent sized two tier beer terrace and patio area with tasteful outdoor lighting, and a further lawned beer garden with children's play area. Private parking for approximately 20+ vehicles (plus nearby public parking for 20).

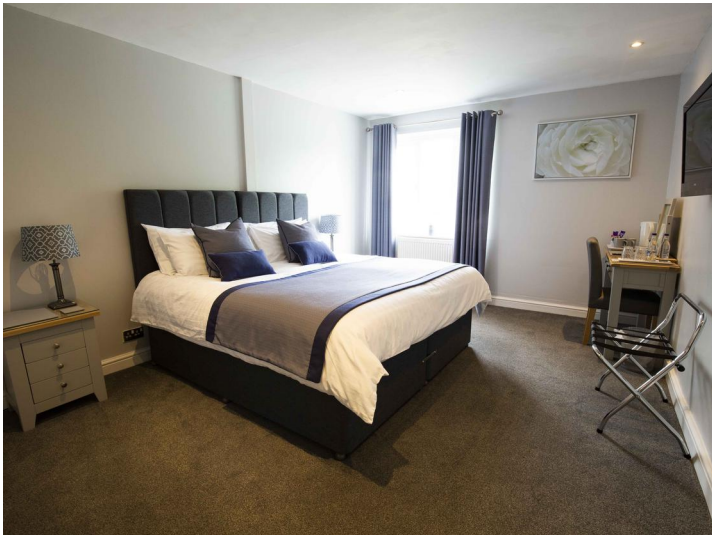
The Opportunity

The business trades as a popular and stylish hotel with a strong food and beverage trade.

For details on the business trading style and current tariff, please see the dedicated website: [The Kinderton](#)

Trading Information

Accounts to 30/06/23 show a net turnover of £1,158,000 with a gross profit of £744,859 (64%) and adjusted profits of £158,964.



Staff

The business is run by the present owners with a complement of full and part-time staff.

Business Rates

The Rateable Value is £51,250 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.





Planning Permissions

We are advised the property benefits from planning consent for an impressive part glazed retractable all weather trade area, which would border the existing lawns and gardens down to the nearby canal.

Furthermore, the current owners are prepared to offer an additional plot of land (title plans CH465003 & CH668588) fronting Seabank Road, for an additional cost of £600,000, resulting in an overall site area for both hotel, cottage beer gardens extending to some 1.5 acres or thereabouts.

Regulatory

Premises licence.

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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