



Yellow Broom Restaurant

Ref: 5664995

Twemlow Green, Holmes Chapel, CW4 8BL

Freehold: £1,600,000

Leasehold: Free of Tie Lease: £150,000, Annual Rent: £60,000

Outstanding restaurant & wedding venue

Restaurant, terrace & garden room dining

Five well-appointed en suite bedrooms

Affluent and highly regarded village location

Retirement sale after 30 years

Parking & gardens extending to 0.4 acres. Energy Rating C



A distinguished two storey detached dwelling of colour rendered brick elevations beneath a predominantly pitched tiled roof line, with tasteful garden terrace and conservatory extension to both front and rear.

The property sits upon a plot extending to some 0.4 acres incorporating customer car park, patio seating area, and lawned gardens.



Location

The property occupies an elevated and prominent location on Forty Acre Lane, as its intersection with Macclesfield Road (A535) within the picturesque Cheshire village of Twemlow Green.

Internal Details

Terrace Bar:

Single storey conservatory with retractable roof, free-standing tables & chairs, fixed perimeter seating, tiled floor, double doors to;

Reception/bar area:

Quality bar servery to one wall, high chairs & seating, quality wooden effect flooring.

Restaurant area:

Open-plan and spacious formal dining area with an abundance of natural light, free-standing tables & chairs, ceiling downlighting, and quality wooden flooring.

Garden room dining area:

Fixed booth seating and a majority of free-standing tables & chairs.



Ancillary Areas

Trade kitchen, prep kitchen, manager's office, customer wc's, and disabled wc.

First floor:

Separate access to three large double en suite bedrooms.

Studio apartment offering private outdoor terrace and conservatory. Private kitchen, en suite bathroom. Additional external private spiral staircase access.

Fifth accommodation is sited on second floor (within roof void) full studio with mezzanine level. En suite bathroom, and kitchen.

External Details

All season outdoor terrace with large heated canopy, tiled flooring and free-standing tables & chairs. Extensive lawn gardens and patio seating area, outbuildings and storage, and car park, overall extending to 0.43 acres or thereabouts.



The Opportunity

The business has been owned and operated by our clients for the past 30 years, and is justifiably regarded as one of Cheshire's best known landmarks and treasured restaurants.

Following the pandemic our clients chose to trade very much as a lifestyle business, with the current opening hours being Thursday & Friday (11.45am - 5pm), Saturday (6pm - 11pm), and Sunday (12pm - 6pm) offering lunch, afternoon tea, and dinner alongside drinks & wine.

The business trades as a highly regarded restaurant, bar, wedding and events venue. For details on tariffs and menus, please see the business' dedicated website [Yellow Broom](#)



Trading Hours

Monday to Wednesday: Closed
Thursday & Friday: 11.45am - 5pm
Saturday: 6pm - 11pm
Sunday: 12pm - 6pm

Business Rates

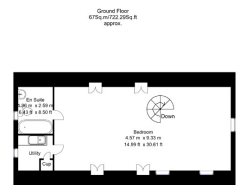
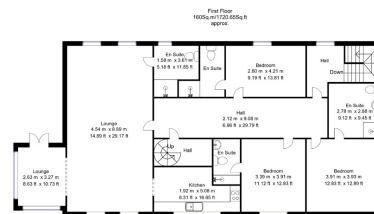
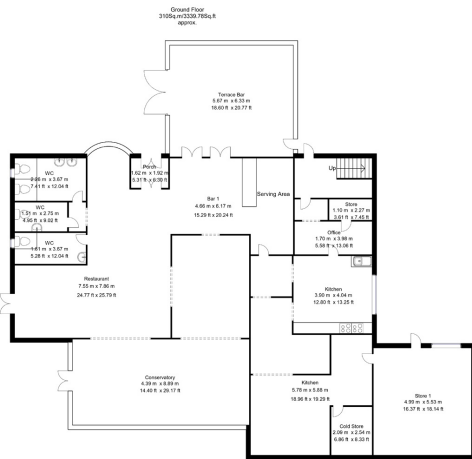
The Rateable Value is £23,750 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

Tenure

Freehold: £1,600,000
Leasehold: New free of tie lease: £150,000, Rent: £60,000 per annum









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.

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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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.



For full information on Christie Insurance please call 03330 107189