



Pollards Inn

Ref: 5652060

Village Square, Willaston, Neston, Cheshire, CH64 2TU

Leasehold: Offers over: £150,000, Annual Rent: £80,000

Immaculate 17th Century dining inn

Lounge bar & conservatory (80)

"Room at the Inn" function suite (65)

4 well appointed en-suite King bedrooms

Net Turnover £886,111. Gross Profit 61%

Site area 1.5 acres incorporating expansive gardens & parking. Energy Rating TBC



Pollards Inn is a spacious property, with the original farm barn dating back to 1637 and the most recent extension being the glass conservatory to the main bar leading on to the garden. The public areas are situated to the ground floor comprising main bar and conservatory (80) and the separate function room, known as "The Room at the Inn" for an additional 65 covers.

The property also has four letting bedrooms, outside seating area (100+), children's play area, it's own field utilised for outdoor functions and parking for 38 vehicles, including two disabled persons spaces.



Internal Details

Lounge bar and dining conservatory (80) is situated to the ground floor comprising a large central bar servery with the benefit of a glass conservatory extension.

Function room (The Room at the Inn), comprising its own private bar catering up to 65 covers for a formal meal with a maximum of 100 covers for a buffet style event.

Ancillary areas: catering kitchen, ground floor cellar located in a separate building adjacent to the main property and includes ample storage, ladies and gentlemen's toilets and manager's office.

Location

Pollards Inn is a pub and restaurant with rooms, set in the picturesque village of Willaston, Wirral, being well located just off the main high street with good signage and set within it's own grounds benefitting from a large car park. Overall site area circa 1.5 acres.

Willaston is an affluent village situated on the Wirral Peninsula approximately five miles from junction 4 of the M53, 11 miles north west of Chester and four miles south of Heswall.



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.



External Details

The property benefits from al fresco dining with seating for 100 plus covers, a substantial children's play area, a field for outdoor functions, perfect for a marquee, and parking for 38 vehicles, including two disabled persons spaces.

Owner's Accommodation

A two bedroom flat comprising; living room, kitchen and bathroom. Second bedroom with en suite.

Letting Accommodation

There are currently four beautifully appointed country guest rooms with en suite bath or shower situated to the first floor, at a rate of circa £79 for bed & breakfast with an occupancy rate of 72%.



The Opportunity

The business has built itself an enviable reputation in an ideal location and as such has a very strong food element with a 50/46 food/wet split. We feel there is an opportunity for growth by 'pushing' the function side of the business by either expanding "The Room at the Inn" or utilising the field further for marquee style events. There is also room for growth by increasing the size of the conservatory for up to a further 40 covers to the main bar.

For details on tariffs and offers, please see the business' dedicated website:

[Pollards Inn](#)

Staff

Pollards Inn is currently run under management with a complement of nine full-time and a number of part-time staff.

Trading Information

Management figures to 31/12/2023 show net turnover of £886,111 (split wet 46/food 50/rooms & hire 4) with a gross profit margin of 61% and adjusted profits of £85,884.97.



Trading Hours

Sunday to Thursday: 11am - 11pm
Friday & Saturday: 11am - 12am



Planning Permissions

We have been advised by our client that planning consent has been granted to extend the conservatory area.

Tenure

Leasehold. New protected 10 year lease from June 2021 with a 5 year review in 2026. Tied on 6 branded kegs and 1 cask, and 25% on all other goods.



Gross internal area: 97.99 m² (1054.8 ft²)



1st Floor

Gross internal area: 97.92 m² (1054.0 ft²)



Staff Accommodation
2nd Floor

Gross internal area: 503.99 m² (5424.9 ft²)



Ground Floor

Business Rates

The Rateable Value is £76,250 with effect from April 2023. Rates payable currently £7,535 to March 2025 with hospitality discount.

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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