



## Inn at Huxley

Ref: 5652057

Huxley Lane, Chester, CH3 9BG

Freehold: Offers over: £2,250,000

Immaculate semi-rural freehold inn

Lounge area & Bertie's Bar (80)

Dining restaurant & conservatory (160)

2 self-contained 3 bed, 2 bath apartments

Exquisitely refurbished during 2019

Private parking (78). Courtyard seating (60). Energy Rating A



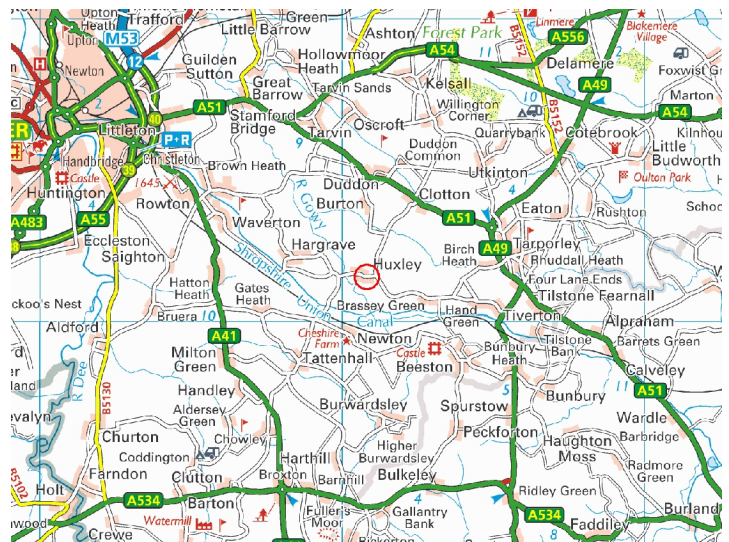
An immaculately presented detached freehold inn, formerly known as the Farmers Arms, which has been re-built, renovated, and refurbished to an exacting standard during the course of 2018/2019. The property is presented in turnkey condition.

An impressive two storey detached inn of reclaimed Cheshire brick elevations beneath a pitched tiled roofline, with large two storey extensions to rear, incorporating 2 self-contained owner's apartments, and the impressive Mediterranean style dining conservatory covered by a fully retractable and automated roof.



### Location

The property occupies a prominent location within the affluent West Cheshire village of Huxley with views to rear over open countryside whilst being a mere 5 miles south of the historic city of Chester.



### Internal Details

As mentioned the property has been re-built and refurbished to the most exacting of standards with quality period style features to include two open-grate fireplaces, oak beams, oak bars, and stone flooring, with the Mediterranean style patio dining conservatory having a fully retractable and remote controlled roof.

Enclosed entrance porch providing access to:

Lounge bar (50), served by a good sized oak bar servery to one wall, leather sofas and chairs, open-grate fireplace

Bertie's bar (30), oak bar servery to one wall, fixed perimeter leather back seating, high bar tables and stools, archway to;

Dining restaurant (100) with centrally located oak bar servery, free-standing oak tables & chairs, beamed vaulted ceiling, feature exposed brick walls, full height retractable oak doors to the Mediterranean style dining conservatory (60) with quality all weather table & chairs.







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### Ancillary Areas

Comprehensively equipped modern trade kitchen, separate food preparation area, ladies & gents wc, disabled wc/baby change, staircase to lower ground floor with extensive storage area, beer cellar, walk-in fridge and freezers.

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### External Details

Extensive 'Mediterranean' style al fresco restaurant area with double doors to the paved outdoor seating area (60) bordering open countryside.

Walled enclosed seating area to the front elevation (20), good sized customer car park (60), additional owner/staff car park to the right hand side for 18 vehicles.

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### 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.







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### **The Opportunity**

The business is a family owner operated freehold inn and restaurant. For details on sample menus and tariffs please see the business' dedicated website: [theinn@huxley.co.uk](mailto:theinn@huxley.co.uk)

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### **Owner's Accommodation**

Two individual apartments at first floor level comprising; open-plan lounge, dining kitchen, with pantry store off, master bedroom with walk-in shower, and bathroom, two further double bedrooms and bathroom with both walk-in power shower and bath.

Second apartment comprising; open-plan lounge with breakfast kitchen and utility room, master bedroom with en suite shower, bedroom 2, second bathroom, large office (possible bedroom 3), and balcony.

Extensive under eaves storage with Velux rooflights.





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### Trading Information

Accounts to April 2023 show a net turnover of £815,050 with a gross profit of £488,763 (60%), based on restricted trading hours:

Wednesday to Thursday: 12 noon to 22:00 (Kitchen 12 noon to 20:00)

Friday to Saturday: 12 noon to 23:00 (Kitchen 12 noon to 20:00)

Sunday: 12 noon to 18:00 (Kitchen 12 noon to 16:00)

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### Business Rates

The Rateable Value is £56,800 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

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### Regulatory

Premises licence.





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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:

### Keith Stringer

Director - Pubs & Restaurants

M:+44 7764 241 307

E:keith.stringer@christie.com

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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