



Barbridge Inn

Ref: 5652066

Old Chester Road, Nantwich, CW5 6AY

Leasehold: £145,000, Annual Rent: £72,000

Highly regarded canal side restaurant & bar

Split level lounge & dining restaurant (100)

Extensive al fresco beer garden (150)

Spacious 4 bed owner's accommodation

10 year protected free of tie lease

Canal side location with moorings. Energy Rating C



An attractively presented detached two storey canal side inn of colour rendered brick elevations with large single storey trade and ancillary extensions to both side and rear.

The property offers extensive lawned beer gardens, and private parking for circa 30 vehicles.



Ancillary Areas

Comprehensively equipped trade kitchen, with additional food preparation, store room and utility, walk-in fridge & freezer rooms, customer wc's, disabled wc and baby change, and staff wc.

External Details

Externally, the property benefits from a large split-level lawned beer garden with A-line tables, parasols, outside bar offering al fresco hospitality for up to 150 people. Designated children's play area, two private car parks for approximately 30 vehicles.

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.

Location

The Barbridge Inn occupies a first class location south of Barbridge Marina Basin, adjacent to the Shropshire Union Canal. The business is nicely tucked away in the village of Barbridge upon Old Chester Road off the A51, some 5km northwest of the affluent market town of Nantwich. Most easily accessible off the A500 junction 16 of the M6 motorway.

Internal Details

The business retains a wealth of original period style features including range, open-grate fireplaces, beamed effect ceilings, and wooden/stone flooring to the majority of the trade areas.

Open-plan split-level trade area comprising local's lounge and dining restaurant (100), served by a good size wooden bar servery to one wall, with conservatory dining with tiled floor, free-standing tables & chairs, with a raised dining area adjacent to the Shropshire Union Canal with double doors to the extensive lawned beer gardens.





The Opportunity

The business trades as a popular and busy local's inn with a freshly prepared seasonal food offer. For further details on menus, tariffs, and offers please see the business' dedicated website: [Barbridge Inn](#)

Trading Information

Accounts to 29/02/24 show a net turnover of £654,459 with a gross profit margin of 63%.

Detailed information available post viewing and upon request.

Tenure

The business is offered with a 10 year fully protected free of tie lease from December 2022, at a passing rent of £72,000 per annum.



Staff

The business is run by the present owner operators with a complement of 5 full-time and additional part-time staff.

Owner's Accommodation

Situated to the first floor comprising large lounge, kitchen, 4 bedrooms, modern 3 piece suite bathroom, and an office.

Business Rates

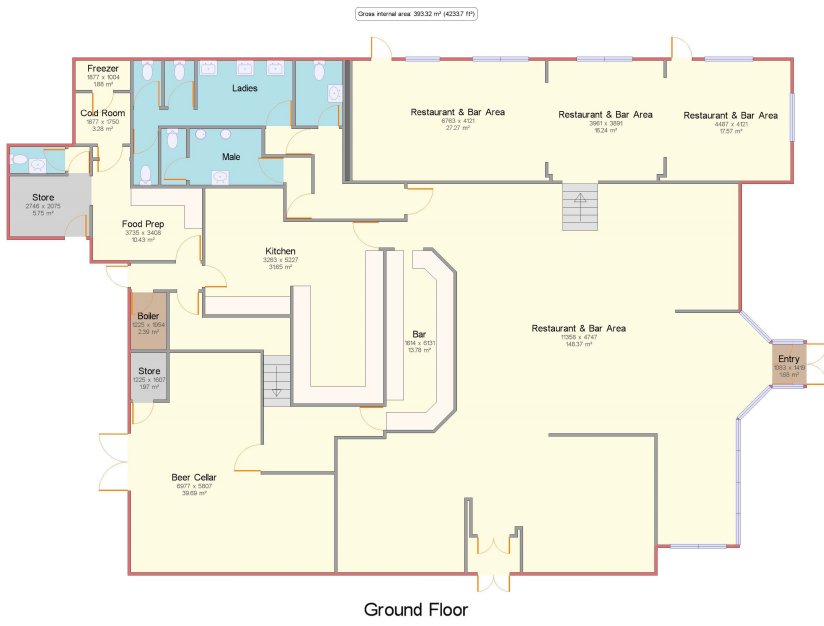
The Rateable Value is £27,000 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

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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