



Main Street, Great Barrow, Chester

Asking Price £70,000

SUPERB FREE OF TIE PUBLIC HOUSE, RESTAURANT AND GUEST BEDROOMS.

Occupying a prime picturesque village location, this quaint former coaching inn enjoys an excellent mix of trade. The Business which is free of tie, has a very welcoming public bar area with open fire, opening to a stylish casual dining room and extremely well equipped kitchens with prep area. Upstairs is an owners flat. There are four smart guest bedrooms all with en suite facilities situated in the adjacent barn plus a terraced seating area and pub garden with ample car parking. The Pub which is at the hub of the village, is also popular with tourists and those looking to say with easy access to Chester City Centre (approximately 4.5 miles travelling distance). Overall there is a genuine opportunity here to increase on the already excellent trade. All enquiries are through the Sole Selling Agents, Hart & Co 01244 403547.



LOCATION

Situated in the popular and picturesque village of Great Barrow, the White Horse lies at the heart of this thriving community with an excellent range of socio-economic groupings. The village offers easy access to Chester City Centre, (approximately 4.5 miles away) and popular visitor attractions such as Delamere Forrest and Cheshire Oaks retail park. Easy access is enjoyed to the A483 M53 and M56 motorway networks.

DIRECTIONS

Situated on Main Street in the heart of the village. For sat nav key in CH3 7HX.

ACCOMMODATION

Comprising in brief:-

GROUND FLOOR PUBLIC AREA

Lounge/Bar 25'6" x 18'6"

Centrally situated attractive bar, range of booth and bar seating, feature open fire place. Arch to

Restaurant/Dining Area

29'7" x 146"

Tastefully presented with range of casual dining areas.

Kitchens

Equipped to catering standard incorporating ranger oven, eye level grill and assorted stainless steel counter prep. Separate prep room and chiller area.

Between the main entrance and bar is a passageway leading to Ladies and Gents and DD access WC's.

Cellar area.

FIRST FLOOR

Owners accommodation comprising of two bedroom flat with living room, kitchen and bathroom.

EXTERNAL

This is a raised terraced seating area to the frontage and gardens located to the rear together with car parking.

ADJACENT CONVERTED BARN/ OUTBUILDING

Four beautifully appointed en suite letting rooms

plus laundry/linen area, fully equipped with washing machine and tumble dryer.

TRADE, FIXTURES AND FITTINGS

Trade, fixtures, fittings and equipment are offered as part of the sale package and will be made available subject to contract as part of a written inventory.

Agents Note

The equipment has not been tested and therefore Hart & Co can give no guarantee or warranty as to condition. Any prospective purchasers are advised to carry out their own tests prior to legal commitment to purchase.

LICENCES.

The property is fully licenced. For further details please contact the Agents Hart & Co 01244 403547.

OPENING HOURS

Current opening hours are

Wednesday - Sunday 2pm - 11pm

Closed Monday & Tuesday.

TENURE

The property is available on a free of tie leasehold for a term of 15 years granted from February 2018 with passing rent payable of £20,000.

FINANCIAL

Turnover for the year is shown for the Y/E 2023 £202,020. Gross Profit Margin of 62%

Full accounts for the year ended 2023 are available upon request to Hart & Co.

STAFF

Full staff details can be made available upon request.

SOCIAL MEDIA

Facebook/Instagram

VIEWING

Viewing is strictly by appointment through the Sole Selling Agents Hart & Co 01244 403547. Under no circumstances must a direct approach be made to our clients or any of their employees about any of the information contained herein.

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