

Cheshire 18th Century Coach House For Sale

Tarporley, Cheshire, United Kingdom

£80,000



The Business Partnership is pleased to offer for sale this 18th Century Coach House located in a picturesque Cheshire Village. The pub is well equipped but still retains many attractive features including beamed ceilings and feature fireplaces.

The bed & breakfast side of the business has been developed as an attractive additional income stream with 8 well presented letting rooms.

At present the focus is very much biased towards wet sales, however, the premises have a full commercial kitchen which is not currently utilised and food sales represent an area of significant future potential. The public bar is equipped with pool table and darts facility. There is a front lounge with mainly bench seating and a rear lounge which is also used to broadcast sporting events and has an area dedicated to provide occasional live entertainment. There is full sky t.v. with wide screen for football, cricket etc and 4 additional screens and is unique to the area.

From the rear lounge is access to the conservatory and a rear paved area and car park. Beyond the car park is a large garden area which is not currently used but could be developed to provide extra covers in the summer months.

The premises are about to undergo a renovation programme by Scottish & Newcastle which will include the signage & frontage of the building.

THE BUSINESS PARTNERSHIP

**Chester, North Wales, Merseyside,
Lancs & The Lakes**

Meridian House

Cheshire

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Email: chester@thebp.freeserve.co.uk

FINANCIAL DETAILS

Asking Price

£80,000

Sales Revenue

Undisclosed

Net Profit

Undisclosed

Furniture / Fixtures Value

Undisclosed

Inventory / Stock Value

Undisclosed

GENERAL DETAILS

Property

Leasehold

Terms of Lease

Scottish and Newcastle Pub Enterprises

Lease.

LOCATION

The business is located in the picturesque Cheshire village of Tarporley, which is just off the A49, approximately 20 miles south of Warrington. Tarporley is a prosperous village and is also well placed in respect of many local attractions including Oulton Park, events at which provide additional business.

EXPANSION POTENTIAL

The premises have the facility of a full commercial kitchen and as such food sales represent an area of significant future potential. There is also scope to increase trade as the pub is licensed to open until 1.00 a.m. at weekends which they dont currently take advantage of. There is also a large grassed area beyond the car park which is not presently used which could be turned into an additional seating area in the summer months.



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