

ALDERLEY EDGE BAR RESTAURANT FOR SALE



BOTANIST, 15 LONDON ROAD, ALDERLEY EDGE SK9 7JT

- 110 cover bar restaurant in heart of Cheshire's Golden Triangle
- 6,000 sq ft over ground and two upper floors
- Trade garden to rear – fully fitted to high standard – open and trading
- 2:00am bar premises licence
- Leasehold - Rent £110k pa

Guide Price £100k for leasehold interest and trade contents

Subject to Contract

COUNL426

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LOCATION

Affluent village in Cheshire's Golden Triangle, located some 12 miles south of Manchester and overlooks the Cheshire Plain. Population 4,780 (2011)

The property is located at the centre of the village opposite Waitrose and close to the station. Nearby venues include: San Carlo, Giggling Squid, Victors, Gusto and many more independents.

[Link to Street View - Botanist, Alderley Edge](#)

DESCRIPTION

Arranged over basement, ground and two upper floors. Ground and first floor trading and trade garden to rear.

The premises are fully fitted to a high standard and the business is open and trading.

ACCOMMODATION (refer to plan attached)Ground floor

Bar servery, dining area 70+ covers, wheelchair friendly WC, open staircase to first floor

First floor

Customer toilets, bar servery and trade area circa 40 covers, mechanical hoist.

Basement

Trade kitchen and ancillary areas, storage, office, staff areas.

Second floor

Ancillary areas.

[Link to inside Botanist, Alderley Edge](#)

FLOOR AREAS (provided by client - not measured by AG&G and therefore for indicative purposes only)

Ground Floor:	2,180 sq ft
Basement:	1,400 sq ft
First Floor:	<u>2,070 sq ft</u>
Second Floor:	495 sq ft
Total:	<u>6,1450 sq ft</u>

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

TENURE

Held leasehold for a term of 25 years from 5th November 2009 and the passing rent is £110,000 per annum subject to review 2024.

RATING

The property is listed as a restaurant and cocktail bar and has a rateable value of £93,000 wef April 2023.

PREMISES LICENCE

Bar licence. Licensed to sell alcohol between 10:00hrs and 24:00hrs Sunday to Wednesday and 10:00hrs to 02:00hrs Thursday to Saturday.

EXCLUSIONS

The name and anything associated with the brand name "Botanist", leased items (if any), electronic tills and computers, smallwares, stock and personal effects of the staff.

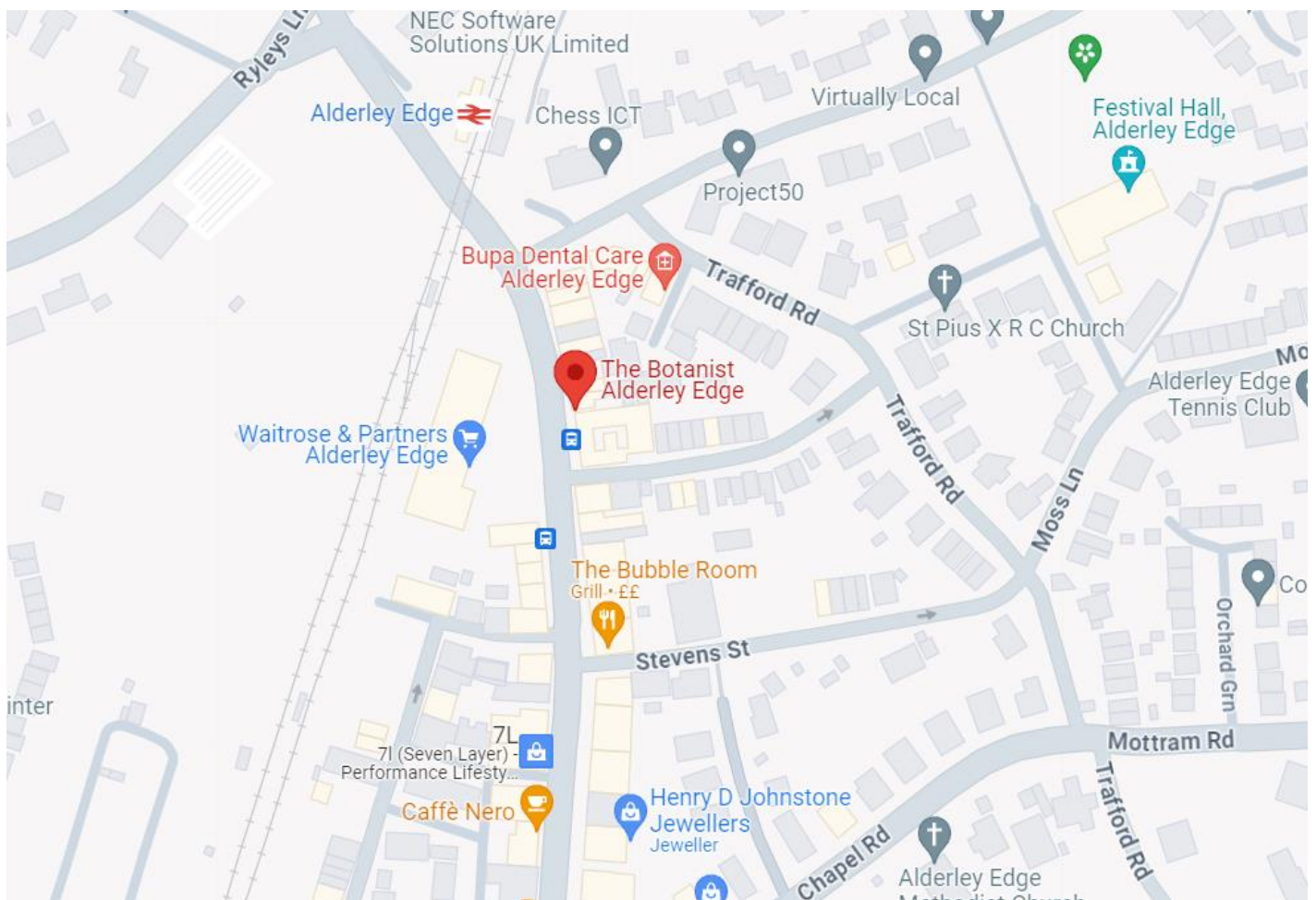
VIEWINGS

Staff are unaware of the property being marketed for sale. A discreet customer viewing is recommended and a formal inspection can be organised if terms of sale are agreed in principle.

For further information, please contact Richard Negus on Tel: 07850 642808 or email: richard.negus@agg.uk.com

EPC - [Link to EPC - Botanist, Alderley Edge](#)

LOCATION MAP - [Link to Location Map - Botanist, Alderley Edge](#)

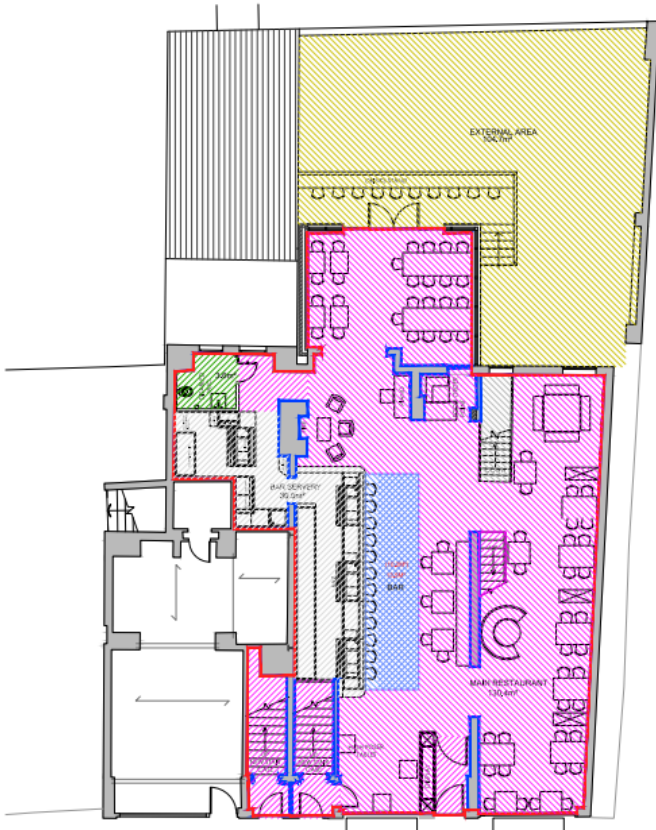


Source: Google Maps. Not to scale - Provided for indicative purposes only.

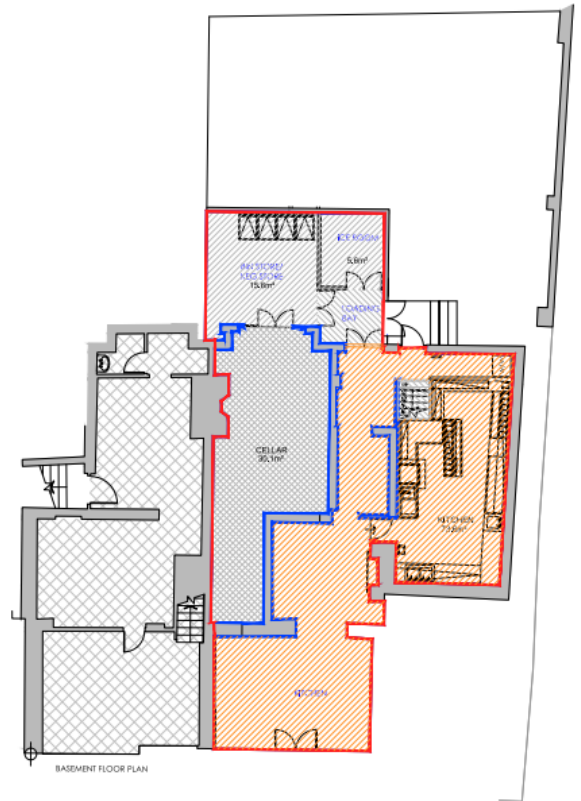
Internal Photo



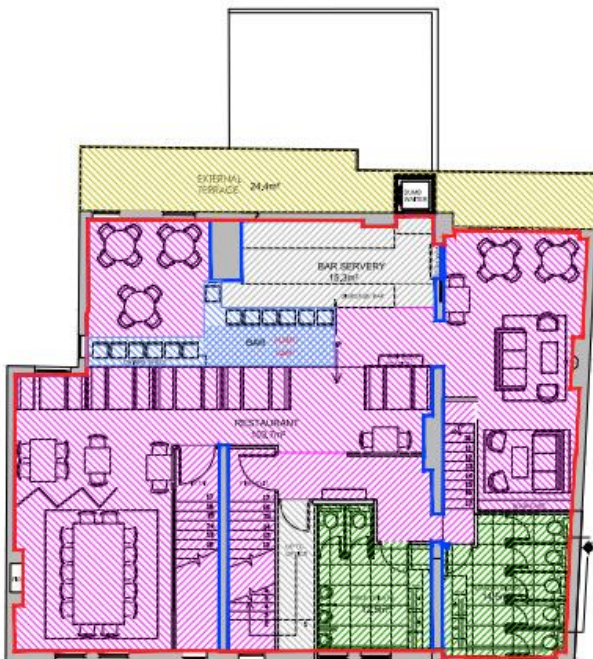
Floor Plans



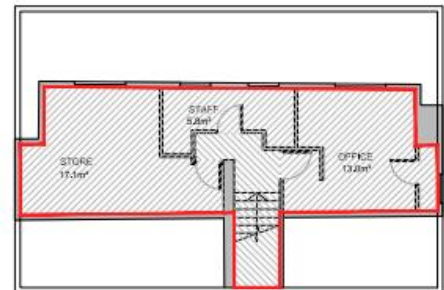
GROUND FLOOR



BASEMENT



FIRST FLOOR



SECOND FLOOR ATTIC

approx. overdrawn from record drawings