

LEASEHOLD 160 COVER BAR RESTAURANT, DIDSBURY



WISHING WELL, 1D SCHOOL LANE, DIDSBURY, MANCHESTER M20 6RD

- Attractive bar restaurant in centre of Didsbury
- Prominently situated – Outside trade area
- Trades over ground and first floors (160 covers)
- Affluent suburb - Fully fitted to high-standard
- Net rent payable circa £70k per annum (after car park income)
- New lease available – 00:30hrs premises full licence

NIL PREMIUM FOR LEASEHOLD INTEREST

OFFERS INVITED ON THE FURNITURE AND EQUIPMENT

Subject to Contract

COUNL434

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LOCATION

Affluent southern suburb of Manchester. Population 26,788

Prominently located in the centre of Didsbury. Nearby restaurants include: Franco Manca, Loungers, Gails, Gusto, Slug & Lettuce, Solita, Café Nero, Costa and many independent operators.

[Link to Street View - Wishing Well, Didsbury](#)

DESCRIPTION

Detached property arranged over ground and first floors, with circa 160 covers. Trade garden to front.

ACCOMMODATIONGround Floor

Circa 80 covers, bar servery, disabled WC, beer store and stairs to first floor.

First Floor

Trade kitchen, customer toilets and first floor dining area / bar with circa 80 covers.

FLOOR AREAS (not measured and estimated and therefore for indicative purposes only)

Ground	2,000 sq ft
First	<u>1,500 sq ft</u>
Total	3,500 sq ft

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

Leasehold for a term expiring May 2033 and the passing rent is £88,125 per annum. We understand that the car park is let to Euro Car Parks and produces circa £20k pa income, hence net rent is circa £68k pa.

User – licensed or unlicensed restaurant without take away facilities and/or licensed bar in accordance Class A3 Use Classes Order 1987.

RATING

The property is listed as a public house and premises and has a rateable value of £65,000 wef April 2023.

PREMISES LICENCE

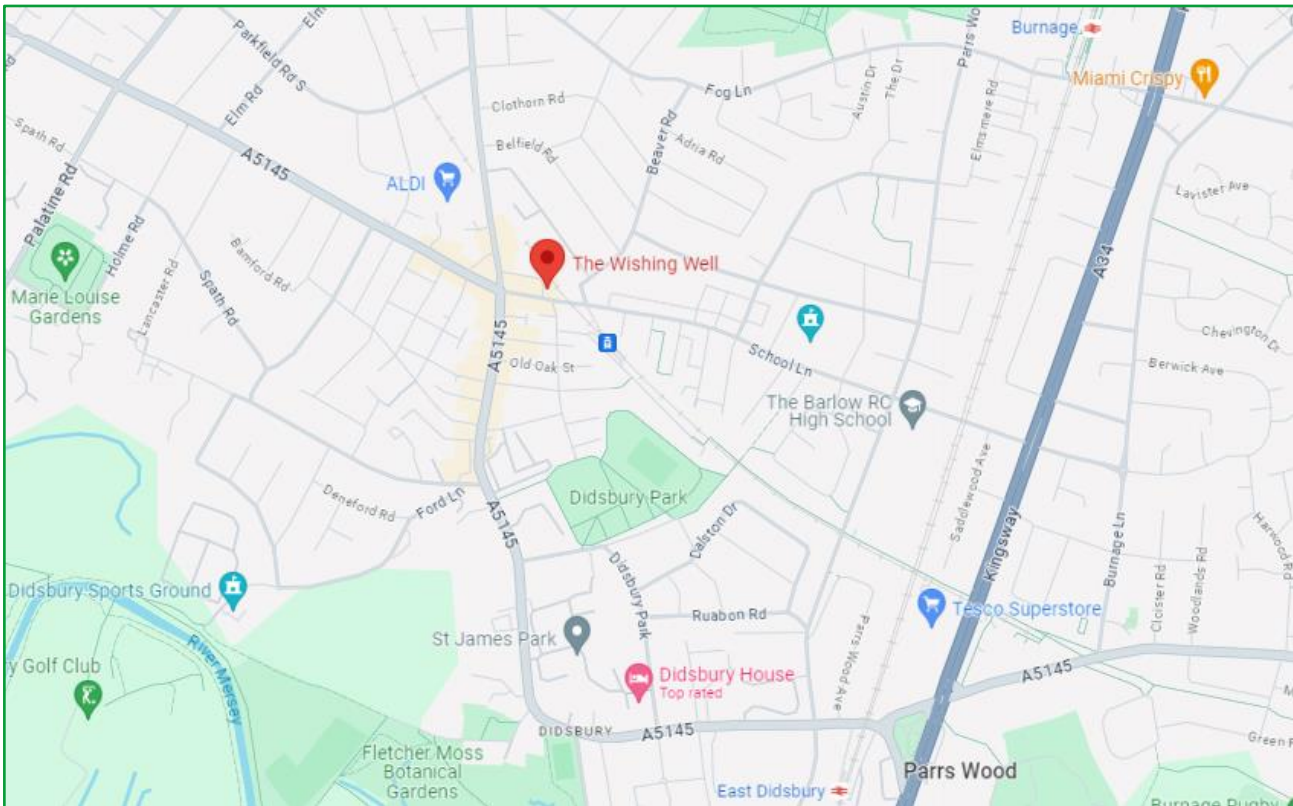
From informal enquiry of Manchester City Council, it is understood that the property has a Premises Licence permitting the sale of alcohol on and off the premises from 9:00am until 11:30pm Sunday to Thursday; and 9.00am until 12.30am Friday & Saturdays. "Full on licence".

VIEWINGS

The property has been closed for business. For further information or to organise a viewing, please contact Richard Negus on Tel: 07850 642808 or email: richard.negus@agg.uk.com

EPC - [Link to EPC - Wishing Well, Didsbury](#)

LOCATION MAP - [Link to Location Map - Wishing Well, Didsbury](#)



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

Internal Photos

