



Barley Hops

29 High Street, Congleton, Cheshire, CW12 1BG

Freehold £255,000

- Cheshire market town of Congleton
- Prime high street position
- Ground floor micropub (50)
- First floor cocktail bar (28)
- Turnkey business
- Net sales in the region of £170,000 per annum

Ref: 95584

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SP Sidney
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LOCATION

The pretty East Cheshire market town of Congleton sits on the River Dane between Manchester and Stoke-on-Trent, within easy reach of the Peak District National Park. Congleton is nicknamed 'Bear Town' because during the 17th century, bear-bating was a popular sport within the town. It is surrounded by stunning countryside and wonderful views can be enjoyed from Bosley Cloud. There are many country parks and walking routes in the area including the Macclesfield Canal and Astbury Mere Country Park. Congleton is seven miles east of the M6 motorway (via the A534); it is also on the A34 trunk road between Manchester and Stoke-on-Trent.

The lock-up property holds a mid-terrace position on a busy main high street and is of brick construction over two storeys. It has been extensively refurbished since our clients purchased the property in 2013. It briefly comprises:

TRADE AREAS

Ground floor

Open plan TRADE AREA with concrete floor, floor to ceiling windows, stool and chair seating for 50, darts throw, wood topped BAR SERVERY with good sized back bar shelving, and WASH AREA. It is well-appointed throughout with modern décor and lighting. There is a small, on-level KEG ROOM to the rear of the bar. Intruder alarms fitted throughout, CCTV operating over both floors.

First floor

COCKTAIL BAR with wood floor throughout, seating for 28, BAR SERVERY and sash windows. The bar is stylishly decorated and furnished throughout.

LADIES' and GENTLEMEN'S TOILETS.

KITCHEN with base units, wood floor and a small selection of kitchen appliances. This area is currently not in use.

EXTERNAL

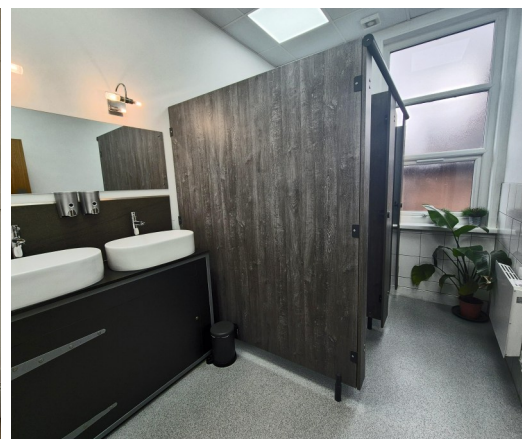
Small PATIO to the side of the main bar with two OUTBUILDINGS used for storage. Wood, fixed bench seating for eight. No parking is available.



THE BUSINESS

Our clients have operated Barley Hops since 2013 and it is now a well established and hugely popular bar on Congleton's town centre drinking circuit. The property has been extensively refurbished during our clients' tenure and provides a modern and welcoming environment. The business specialises in cask, craft and continental ales, and the first floor cocktail area is available for private events, parties and community groups. There is the potential to increase trade by extending the business's current opening hours, by utilising the good sized trade kitchen to offer a food menu and through more extensive marketing.

Net sales for the year ended November 2023 are £125,743 with Cocktails on The Corner taking £44,333 for the same period. Full trading accounts can be made available upon request.



TENURE & PRICE

FREEHOLD £255,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held permitting the sale of alcohol 10:00 - 00:30, seven days a week.

Current opening hours are:

Wednesday and Thursday: 15:00 - 21:00

Friday: 15:00 - 23:00

Saturday: 14:00 - 23:00

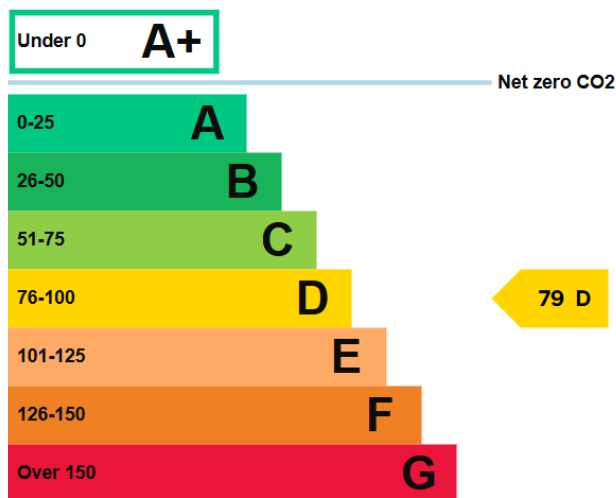
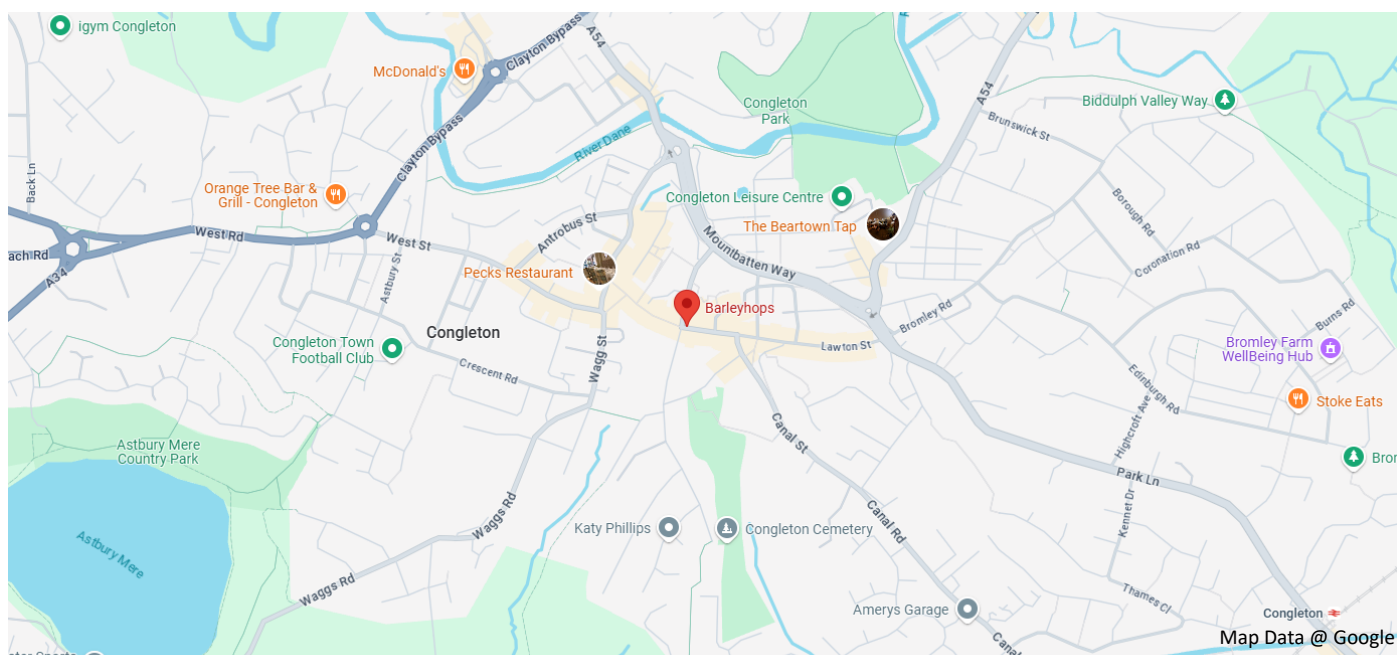
Sunday: 14:00 - 20:00

SERVICES

Mains water, electricity and drainage are connected.

Local Authority: Cheshire East Council.

Rateable Value: £13,500 as of 01 April 2023.



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 0280-5238-0430-0520-0000

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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