



The Waterside Inn

Canal Street, Leigh, Greater Manchester WN7 4DB

Tenure: Leasehold

Price: £160,000

Ref: 96156

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

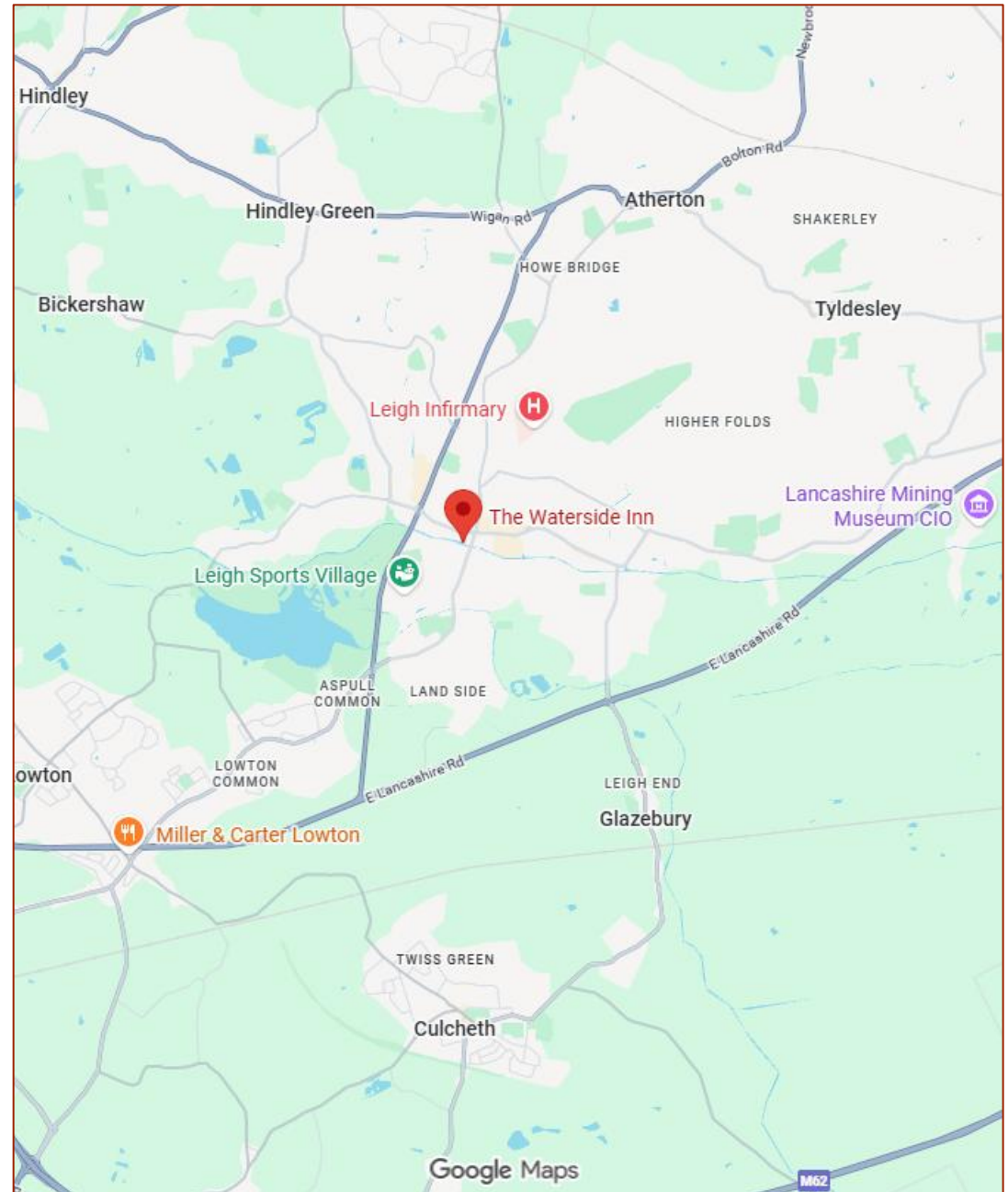
- Greater Manchester town of Leigh
- Located on the Leeds & Liverpool Canal
- Two section trade area (104) & dining area (30)
- Canal side seating area (100)
- Three bedroom owners' accommodation
- Net sales YE April '25 - £667,931

Location

The Waterside Inn is located in the Greater Manchester town of Leigh which offers a blend of history, culture and modern amenities. The town is renowned for its rugby league team, Leigh Leopards, whose home is Leigh Sports Village which boasts an 11,000 capacity stadium, an athletics area, a college campus and leisure and retail facilities for the local community. Pennington Flash Nature Reserve and Haydock Racecourse are also within close proximity. The town of Wigan is 7 miles north, Manchester 16 miles east and Liverpool 23 miles west. Leigh boasts an excellent public transport system including bus services and railway lines, and it lies just off the A580 East Lancashire road which links to the M6 and M60 motorways.

The Property

The property is a former mill which dates back to 1839 and is listed. It is of local stone and brick construction, set over two-storeys, in an enviable canal side position. It comprises:



Trade Areas

Main entrance leading to porch vestibule with DISABLED ACCESS TOILETS. Large open-plan, two-section trade area with central interconnecting BAR SERVERY which is well equipped with back bar wood and glass shelving, nonslip flooring and separate GLASSWASH ROOM. The trade area is stylishly decorated and furnished with wood, tile and carpet flooring and offers seating for 104 in total with loose dining, booth and nook seating areas. The area retains many of its original features including exposed stone walls and ceiling timbers and it is apparent that it has been subject to much investment. PRIVATE DINING AREA with carpet flooring, feature fireplace and seating for 30. TRADE KITCHEN comprising PREP ROOM leading to WASH ROOM. The main KITCHEN has Altro nonslip flooring and is fully equipped with catering appliances. There is also an additional PREP KITCHEN and PANTRY. ON LEVEL CELLAR with ample storage, refrigeration room, bottle store and keg area with door access to the front of the property.



Owners' Accommodation

Set over the first and second floors, comprising:

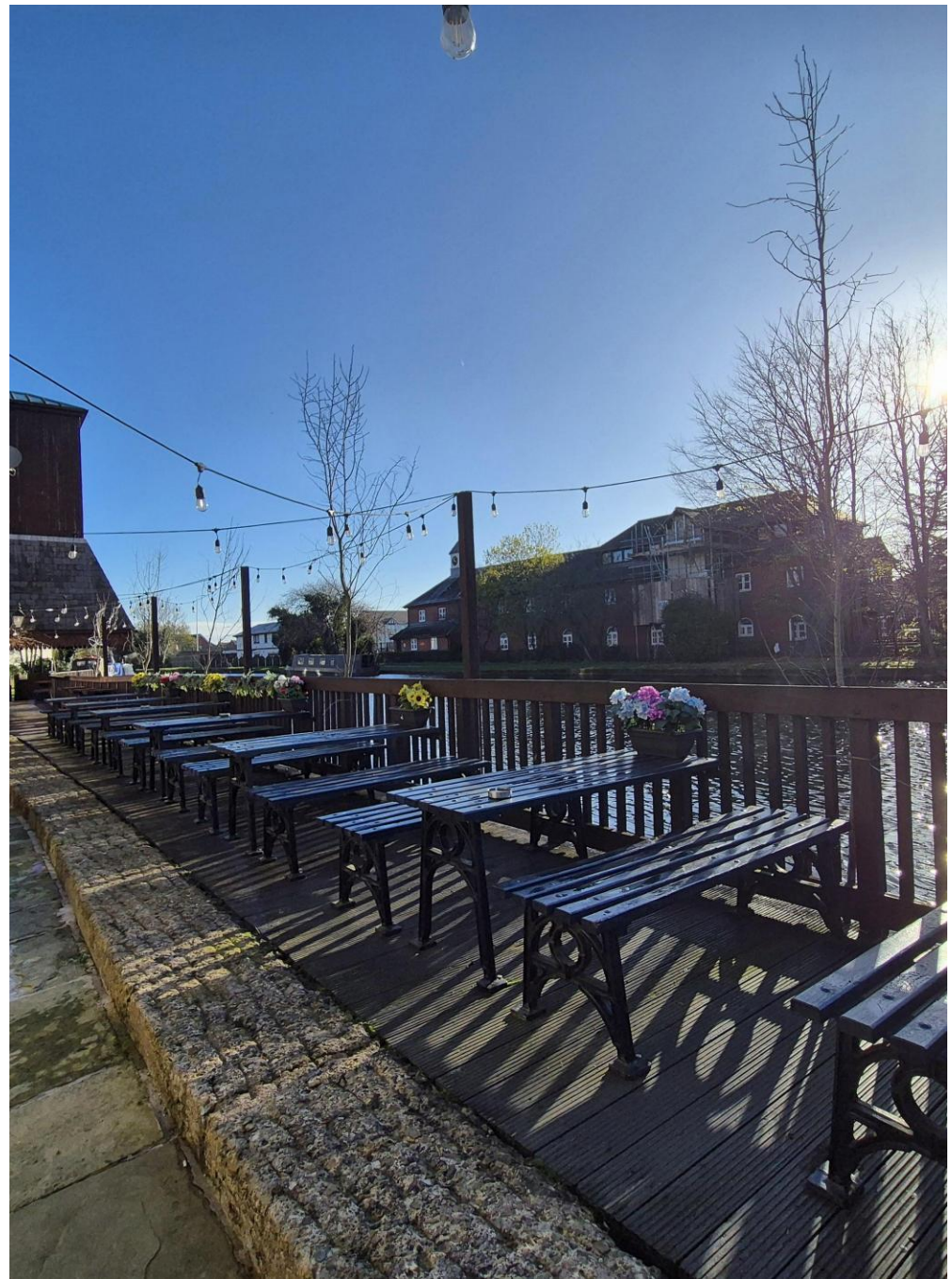
FIRST FLOOR: OFFICE/SINGLE BEDROOM. LARGE DOUBLE BEDROOM. LOUNGE. CCTV ROOM. KITCHEN (which is currently undeveloped) and BATHROOM.

SECOND FLOOR (LOFT SPACE): DOUBLE BEDROOM with walk-in wardrobe and loft space storage.

External

Canal side SEATING AREA with deck and stone flooring, picnic style benches to accommodation 100+ and an outdoor bar. Customer GARDEN AREA. Enclosed owners' GARDEN. To the front of the building there is an enclosed COURTYARD with brick-built STORAGE UNIT. CAR PARK to accommodate 22 vehicles.





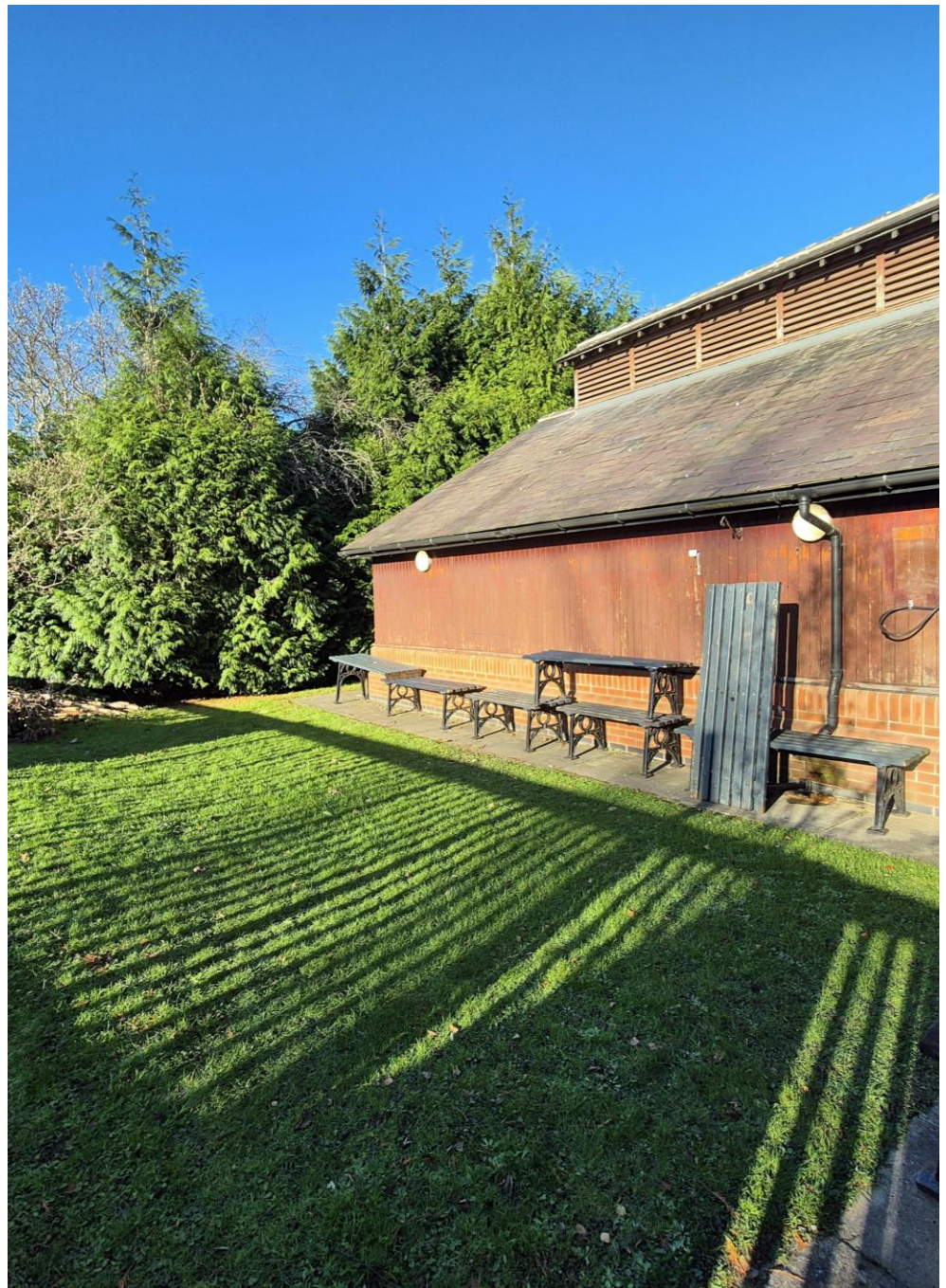


The Business

The Waterside Inn is an established, food-led public house with an enviable outdoor seating area overlooking the Leeds & Liverpool Canal. The venue is hugely popular with residents of the town and the surrounding areas and, in recent times, has become a destination venue. The public house offers an extensive food menu which includes bottomless brunches. It also hosts live music events on Saturdays and quiz nights on Wednesdays. The business has its own website: www.thewatersideleigh.co.uk as well as a social media presence and it boasts excellent online reviews. This is a turnkey business for an experienced operator.

Net sales for the year ended 30th April 2025 are £667,931 with an operating profit of £130,007. Full trading information can be provided upon request and with the consent of our client.





Tenure & Price

LEASEHOLD £160,000 to include goodwill, fixtures & fittings and stock.

The Waterside Inn is held on a full repairing and insuring lease from a private individual (Lockside Estates) for a term of ten years, commencing April 2024. Rent is £42,000 plus VAT per annum, subject to five yearly rent reviews. The lease is free of all trade ties.

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

Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol.

Monday to Wednesday: 09:00 – 01:00
Thursday: 09:00 – 02:00
Friday to Saturday: 09:00 – 03:00
Sunday: 09:00 – 01:00

Current opening hours:

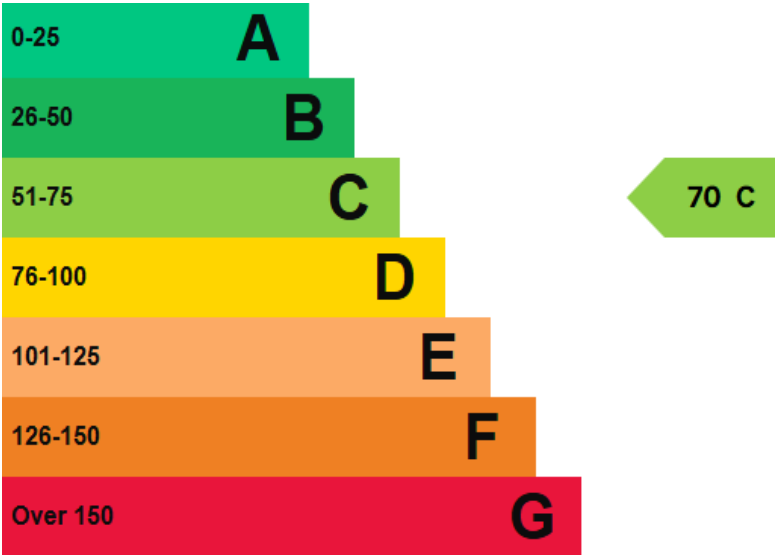
Monday to Thursday: 12:00 – 22:00
Friday & Saturday: 12:00 – 23:00
Sunday: 12:00 – 21:00

Services

All mains services are connected.

Rateable Value: £27,800.

Local Authority: Wigan Council.





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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.