



The Oddfellows Arms

4 Manchester Road, Swinton, Manchester M27 6NY

Leasehold £50,000

- Manchester suburb of Swinton
- Sizeable detached building on main A road
- Two trade areas (75)
- 4 letting rooms/5 dormitory rooms
- Free-of-tie lease
- Net sales circa. £250,000 per annum

Ref: 95312

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SP Sidney
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LOCATION

Swinton is a town in the city of Salford, Greater Manchester that lies south-west of the River Irwell and 4 miles north-west of Manchester city centre. The town is an administration centre for Salford City Council and an established industrial area which serves the local community. The area is densely populated but includes open spaces and large green areas such as Victoria Park and Swinton Greenway. Swinton is well connected, being located close to the M60 ring road and A6, and has a good public transport system.

The Oddfellows Arms is a detached, brick built building under a pitched slate roof and dates back to 1860. It briefly comprises:

TRADE AREAS

ENTRANCE VESTIBULE leading to MAIN BAR which has an interconnecting BAR SERVERY and well equipped back bar. Laminate, hard wood and carpeted floors, exposed ceiling timbers and booth and loose seating for 50 (with space for an additional 50 standing). There is a raised stage area with an overhead projector.

LADIES' TOILETS OFFSET.

The KITCHEN is accessed via the bar and is of a good size and partially equipped.

GENTLEMEN'S TOILETS to the rear hallway.

SECOND TRADE AREA which is currently used as a BREAKFAST ROOM for the letting accommodation and offers a BAR SERVERY, seating for 25, laminate floor, TV screens, a pool and darts area and a breakfast counter.

CELLAR to basement.

OWNERS ACCOMMODATION

Separate ground floor apartment which comprises: LOUNGE, KITCHEN, BATHROOM and DOUBLE BEDROOM. This is currently being renovated and could achieve £600 per calendar month in rent.

LETTING ACCOMMODATION

Located at first floor, comprising:

FOUR DOUBLE BEDROOMS and FIVE DORMITORY ROOMS (4 of which are operational, 1 is in the process of being renovated). TWO SHOWER ROOMS and separate WC.

EXTERNAL

REAR TRADE PATIO which has been subject to investment and offers a pebbled and patio area, picnic style benches for 60, a BBQ area and wood constructed, enclosed seating area. On street parking only.

THE BUSINESS

The Oddfellows Arms trades as a wet-led public house which serves the local community. The public house element of the business has not been operated to its full potential because our client has been focused on developing the letting rooms. These have proved hugely successful and popular with backpackers and workers visiting the area. The accommodation side of the business offers four double bedrooms and 22 dormitory berths which has advanced booking and is one of the highest rated B&B's in Manchester boasting excellent reviews and ratings. The business offers potential for growth via the introduction of a food menu (utilising its trade kitchen) and also through extensive marketing of the letting rooms on other booking sites. The Oddfellows Arms hosts quiz nights, live music and karaoke as well as two pool teams. We are advised that net sales are in the region of £250,000 per annum, with roughly an equal split between the public house and accommodation.

LICENCE

A full Premises Licence is held for the retail of alcohol:

Monday to Wednesday: 10:00 - 00:00

Thursday, Friday & Saturday: 10:00 - 01:00

Sunday: 10:00 - 00:00

CURRENT OPENING HOURS:

Monday to Wednesday: 19:00 - 00:00

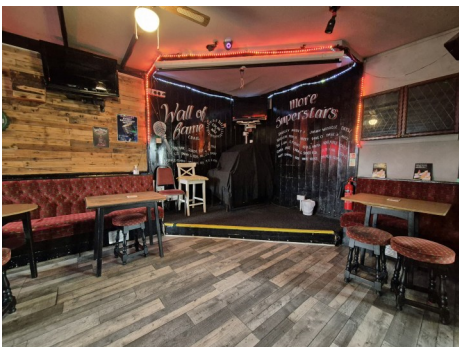
Thursday to Sunday: 19:00 - 01:00

SERVICES

All mains services are connected.

Local Authority: Salford City Council,
Salford Civic Centre, Chorley Road,
Swinton, Salford M27 5AW
(0161 7932500)

Rateable Value: TBC



TENURE & PRICE

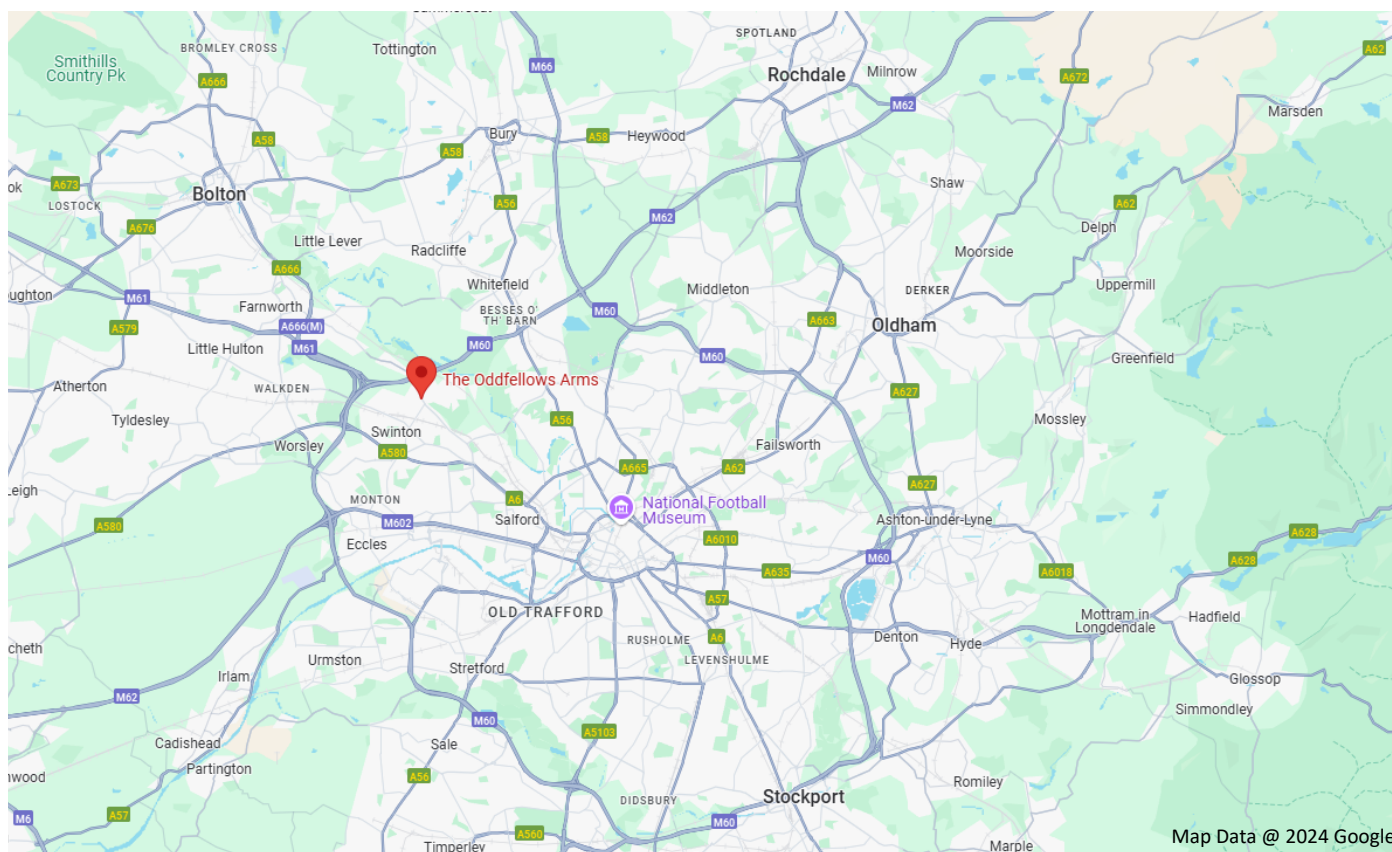
LEASEHOLD £50,000. The public house trade inventory is under the ownership of the freeholder with the trade inventory of the accommodation under the ownership of the lessee.

The Oddfellows Arms is held on a full repairing and insuring lease agreement from a private individual for a term of seven years, which commenced in April 2021. The lease falls within the security provisions of the Landlord & Tenant Act 1954. Rent currently stands at £32,000 plus VAT per annum paid weekly in advance. The lease is free of all trade ties.

We are advised the Landlord will offer a new 6 year lease with rent reviews every 3rd year of the term.

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

Viewing strictly by appointment only.



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EPC Reference: 9091-7529-3978-0372-7186

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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