



File Ref: NW-122148

# Sportsmans Arms

105 Strines Road, Marple, Stockport, Cheshire SK6 7GA



Pubs

Tenure  
**To Let**

Guide Rent:  
£32,500 per annum

- Destination food house
- Lounge & dining room to the rear
- Public bar to the front
- Catering kitchen
- 3 bed private flat
- Car park & beer patio
- New Free of Tie lease available



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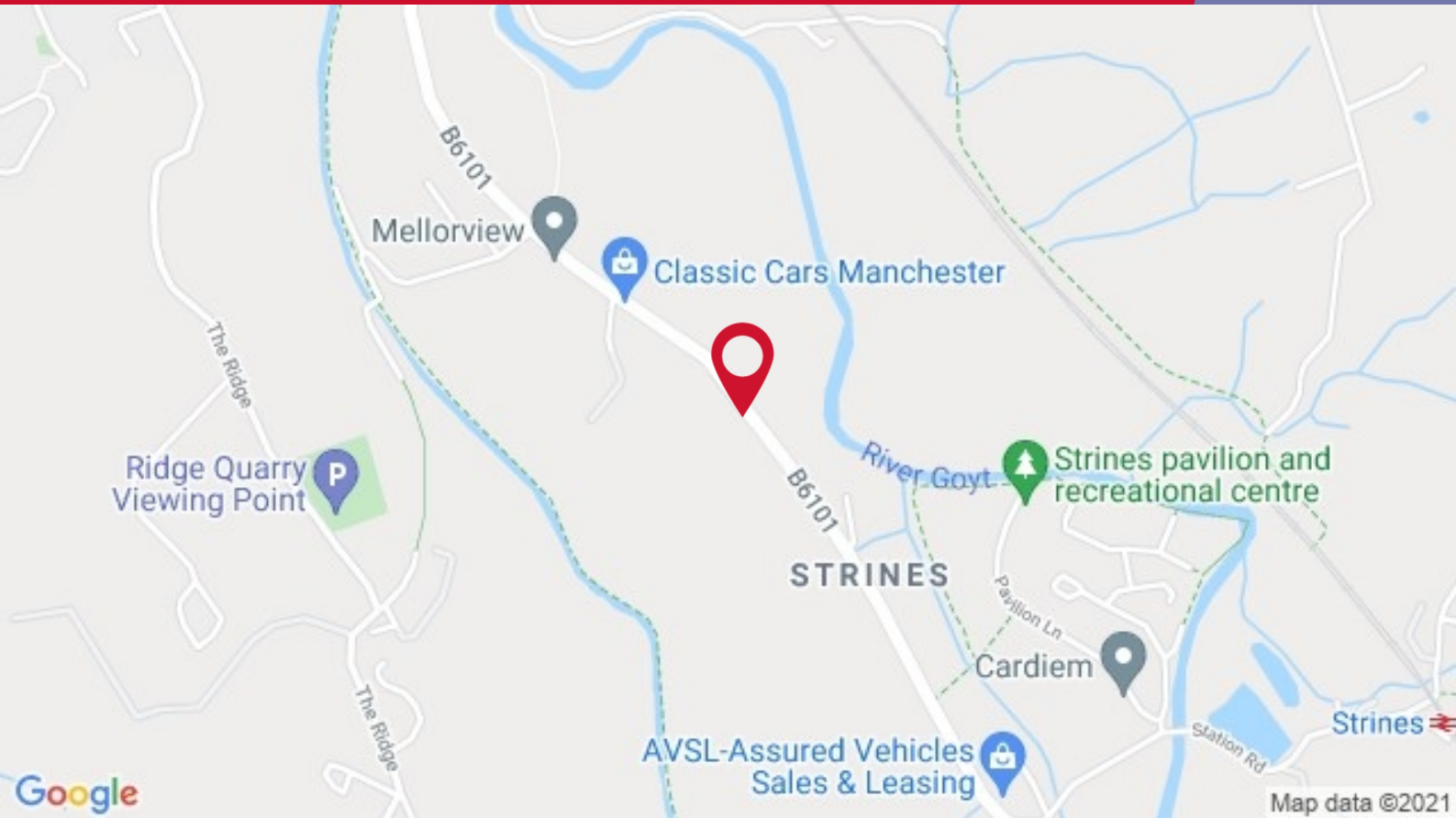
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**Fleurets**   
Leisure Property Specialists

# Sportsmans Arms

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## Location

The Sportsmans Arms is located between Marple and New Mills on the B6101 approximately 5 miles south east of Stockport town centre.

## Description

A two storey detached property with a multi pitched slate roof. There is car parking for circa 20-25 vehicles to the right hand side, whilst to the left hand side is a beer patio with smoking shelter.



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## Trade

The Sportsmans Arms is currently closed and boarded. It previously traded as a destination food house.

This property represents an excellent opportunity for an operator to re-establish the trade at this property and grow the business.

## Accommodation

### Ground Floor:

Entering the property from the main road the ladies & gent's customer toilets are to the left hand side and to the right hand side is a snug bar, which has a carpeted floor with non-slip apron to the servery. The servery has a timber fascia and top.

This room is furnished with sections of fixed vinyl seating to the perimeter, timber tables and vinyl buffet stalls. This room also has a feature fireplace and a darts area. The main lounge to the rear and left hand side has a carpeted floor with timber apron to the servery, a beamed ceiling, feature fireplace and is furnished with timber tables and chairs. There is a servery with a timber fascia and top.

### First Floor:

The private living accommodation comprising 2 double bedrooms (one with an office room, just off), living room, storeroom, bathroom, kitchen/diner with shower room just off.

### Basement:

Beer cellar. 5x storerooms.



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## Site Area

Site area approximately 0.576 acres (2,330.54 m2).

This site area has been scaled from plans and is only to be used as an indicative guide to the size of the site.

## Tenure

The premises are available To Let by way of a Free of Tie 20 year lease, on full repairing and insuring terms, with a guide rent of £32,500 per annum. Rent reviews on a 5 yearly basis with annual RPI increases.

## Minimum Capital Required

The following is a guide on estimated ingoings needed to secure the premises, working off a Guide Rent of £32,500 per annum.

Bond	£8,125
First Quarters' Rent	£8,125
Wellington Legal Fees	£1,500
Stamp Duty	£3,119
	£20,869

This is only an estimate and is subject to change pending final lease terms agreed. In addition, sufficient funds will need to be available for any additional refurbishment works and working capital.

## Planning

Is the property not a Listed building nor is it in a conservation area.

## Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Mon - Sun 12.00 - 00.00

Performance of live music:

Fri - Sat 21.00 - 23.30

## Business Rates & Council Tax

The property is in an area administered by Stockport Council and we are advised that the current Rateable Value is £24,750. The property is within Band A for Council Tax purposes.

## EPC

The property has an EPC rating of D.

## Services

We are informed that the premises benefit from all mains services.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.





## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Viewing

Strictly by appointment through Fleurets Manchester office on 0161 683 5445. Video tours available upon request.

COVID GUIDELINES - When attending a viewing please follow the latest Covid-19 related government guidelines in respect of wearing suitable PPE and social distancing. All parties attending any viewing will have their contact details recorded. If you are experiencing any Covid-19 symptoms please do not attend the viewing. We reserve the right to refuse access to any party who does not comply with the latest government guidelines.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

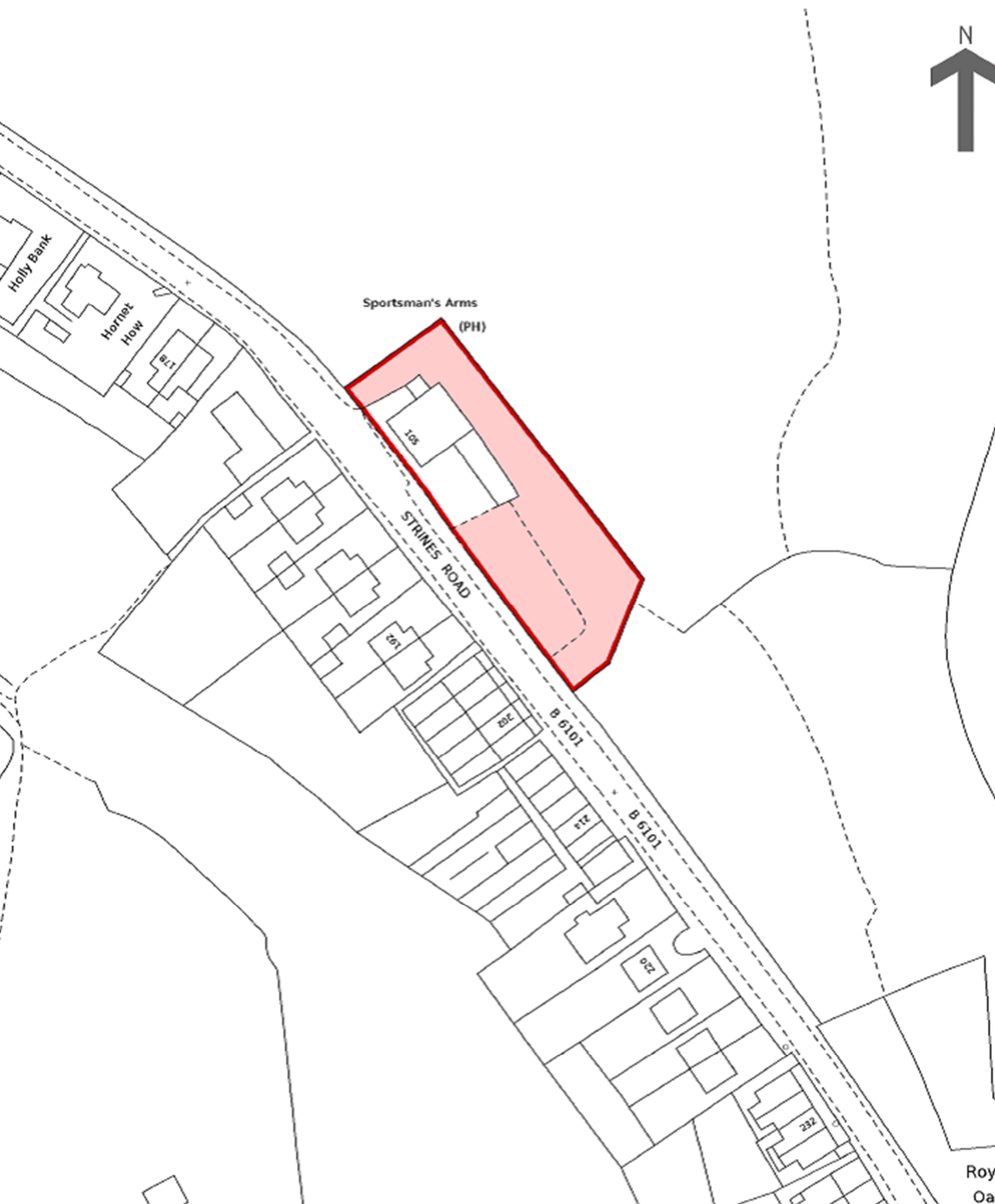


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- u Investment
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- u Market Intelligence
- u Valuations
- u Taxation, CPO, Consultancy & Litigation
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