

GATEHOUSE ,

The Gatehouse, Cherington Drive, Tyldesley, Manchester, UK



PUB FEATURES

Situated just off Manchester Road, The Gatehouse is a large free standing building in a suburban densely populated location. The pub has a large trading space which will be split into areas designated for dining, sports and entertainment. There is a spacious outside area and car park. A fully equipped commercial kitchen will support a food offer. Exterior signage directs passing traffic to the pub from the main road.

Living accommodation consists of 3 bedrooms, lounge, kitchen, office and bathroom.

Guide Rent: £Coming soon Excl VAT

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GALLERY



PUB KEY INFORMATION

Trading Style

Currently run as pub / Indian small plates restaurant, the Gatehouse will be fully refurbished to take it back to a pub, but with a contemporary focus on sports, entertainment and a pub food offer. The trading area will reflect a sports theme with interactive darts, pool and televised sports. There will be space for live entertainment and events. There will be a separate area for dining although food could be served more informally throughout the pub. The food offer should reflect the pub vision post investment and could incorporate small plates, traditional pub dishes and sharing boards.

Thwaites are seeking a tenant who is motivated to launch the new business and retain customers by maintaining activity and interest through events, communications and reviews.

Energy Performance

Energy Performance Certificates (EPCs) are needed whenever a property is built, sold or rented. An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

For more information regarding the energy performance of this property please contact us using the details below.

Finance

Guide Rent (exc. VAT)	Coming soon
Last 12 Months Trading Volumes	Coming soon
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	coming soon
Security Bond	£5,000
Stock & Glassware Estimate	Coming soon
Valuation Fees Estimate	Between £800-£1,200 (Shared with the outgoing tenant)
TULIP Induction Course	£399 + vat

Who to contact

Rachel Shepherd
07854 999 400
Recruitment Consultant



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