



For sale

The Bridge Hotel
The Village
Prestbury
Macclesfield
Cheshire
SK10 4DQ

November 2017

On the instructions of
the Joint Administrators



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gva.co.uk/12447



An **APLEONA** company



Overview

The Bridge Hotel is situated in a prime residential village location and trades as an established full service hotel with a good range of income streams. The business currently generates income from the 23 En Suite letting bedrooms, bar and restaurant as well as the conference and banqueting facilities.

There are potential opportunities for an incoming purchaser to add further value to develop the trade by extending the conference and banqueting offer as well as creating additional letting bedrooms, subject to obtaining planning permission and any other necessary consents.

Furthermore, given the strong and resilient residential market in this location, it is likely that this property may also be of interest to residential developers and property speculators who may consider the possibility of introducing a residential development scheme. However, it should be noted that our Clients are seeking an unconditional transaction.

The hotel is situated on a reasonably large plot adjacent to the village church within the heart of Prestbury Village.

The hotel benefits from its own car park and attractive landscaped gardens together with alfresco dining and seating areas which guests can enjoy in the summer months.

Location

The hotel is situated in a highly sought after residential village within the heart of Cheshire, less than 4 miles from the market town of Macclesfield, whilst Manchester Airport and the M56 Motorway is approximately 10 miles away. The M56 Motorway provides motorway connections with the M6 and M60 motorway networks.

The thriving village of Alderley Edge is only 4.5 miles distant. Prestbury also has the benefit of its own railway station which provides services to Manchester Piccadilly and Stoke-on-Trent.

Given the location of the property, the business generates corporate midweek trade from local businesses which is complimented by weekend trade from leisure guests visiting the area, as well as guests attending weddings and functions.

Accommodation

Public Areas

Attractive reception lobby opening to reception desk area with sales and administration office beyond.

Open plan lounge / bar area with feature bar servery and comfortable seating for approximately 30.

The restaurant currently provides 65 covers and is a particular feature of the hotel given its vaulted ceiling, attractive timbers and fire place together with a minstrels gallery and feature spiral staircase.

Conference & Banqueting Facilities

The Whiteside suite is self-contained and situated in the modern wing of the hotel. With a capacity of circa 100 delegates, this suite is fully equipped incorporating its own independent licensed bar, banqueting kitchen, ladies, gents & disabled WC's. Furthermore, we understand that this suite can be extended to a capacity of circa 140 with the addition of a temporary marquee structure which can be erected at one end of the suite.

The Elizabeth Suite is situated in the main building and can be utilised either as a private dining facility or conference board room for 12 to 30 guests.

Letting Accommodation

There are a total of 23 En Suite letting bedrooms comprising:

The Bollin Suite incorporating a double bedroom, separate twin bedroom, lounge and bathroom incorporating a roll top bath and walk-in shower.

2 Junior suites comprising double En Suite bedrooms with lounge areas.

2 prestige double bedrooms

1 prestige twin bedroom

3 standard twin bedrooms

12 standard double bedrooms

2 single bedrooms.



Further Accommodation

In addition, the property includes the Francis Suite which is currently used as a spa / massage facility and comprises two connecting rooms which could potentially provide a further letting bedroom or an office.

All of the letting bedrooms boast a modern En Suite, bath/shower room and include a flat screen digital television, Wi-Fi availability together with tea and coffee making facilities.



Ancillary Areas

Commercial catering kitchen, wash-up area, still area, preparation area, storage and dry store, beer cellar, cold store, ladies and gents WC's.

External Areas

The property is situated towards the front of the plot with attractive landscaped gardens surrounding one side of the property with views of the River Bollin.

There are 2 external seating areas providing alfresco dining and drinking areas for use in the summer months. To the rear of the plot is a car park with lined spaces for approximately 30 vehicles.



Trading Information

We are advised that the net turnover for the business for the year ending 31/01/2017 was £1,540,388 with a gross profit of £1,111,281 (72%). Further business information will be made available to seriously interested parties upon receipt of a signed and completed non-disclosure agreement.

Fixtures, Fittings & Equipment

We are advised that all fixtures, fittings and other items associated with the running of a business will be included within the sale. All appliances are untested and the purchaser should satisfy themselves that all equipment is in full working order.

Licences

We understand that the property has the benefit of a premises licence. It is a requirement of the Licencing Act 2003 that properties serving alcohol should have a designated premises supervisor who must be the holder of a personal licence.

We also understand that the business trades with the benefit of a Civil Ceremonies Licence.

Prospective purchasers are advised to take specialist advice in this regard.

Services

We understand that mains water, drainage, electricity and gas are connected to the property (untested).

Business Rates

The business rates are payable to Cheshire East Council. We understand that the Rateable Value for the year commencing 1 April 2017 is £127,750.

Planning

We understand that the property has a valid consent for its current use. However, we would advise interested

parties to make their own enquiries of the local planning authority in this regard.

Tenure

The property is held on a freehold title.

Energy Performance Certificate (EPC)

An Energy Performance Certificate is available upon request.

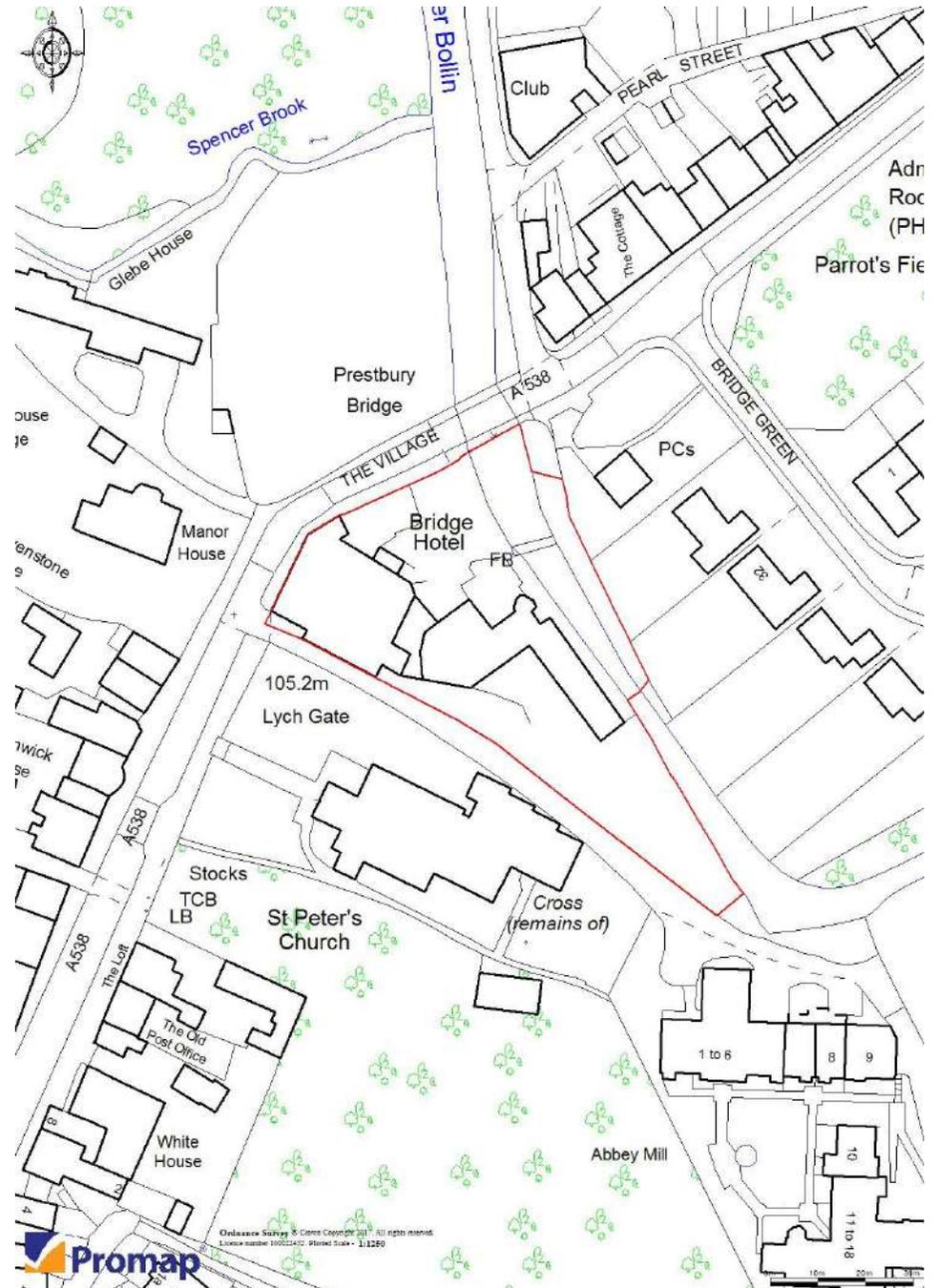
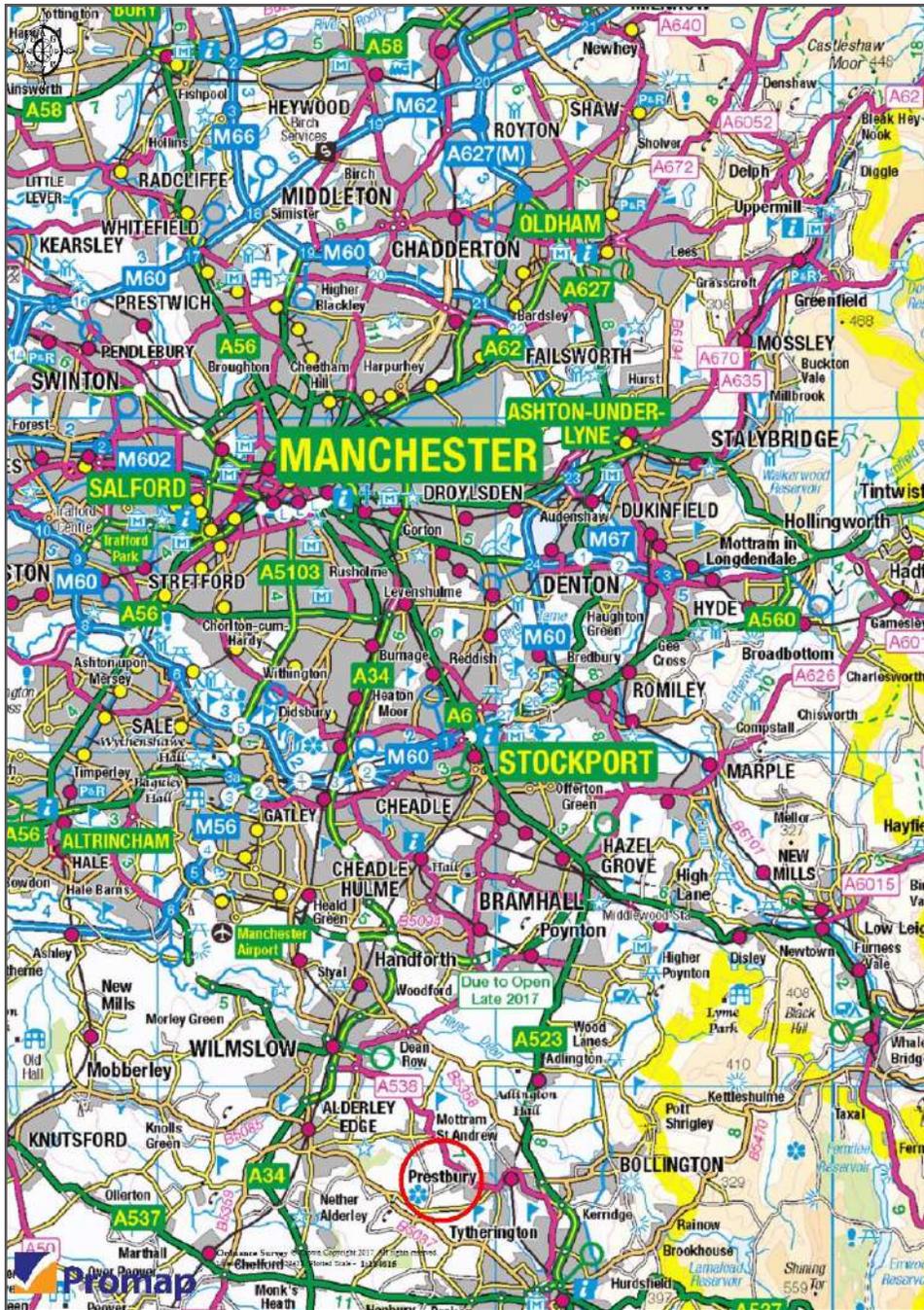
Asking Price

The hotel is to be sold by way of a going concern hotel and is offered for sale at a guide asking price of offers in excess of £2.5 million.

The stock in trade is to be purchased in addition, at cost and at valuation upon the day of completion.

Viewing Arrangements

Viewing arrangements are strictly by appointment only through the Vendor's sole agent GVA. Under no circumstances should any party make an indirect approach to the business, the staff or management at the hotel.



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