

DOG AND PARTRIDGE

272 BUXTON ROAD, GREAT MOOR, STOCKPORT, CHESHIRE, SK2 7AN

STAR VACANCY NEW

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FACILITIES



 **BEER GARDEN**

 **DISABLED ACCESS / FACILITIES**

 **DOGS WELCOME**

 **ENTERTAINMENT**

 **FAMILY FRIENDLY**

 **FOOD**

 **GREAT CASK ALES**

 **LIVE SPORT**

 **PARKING**

 **WI-FI**

AREA OVERVIEW

The Dog and Partridge is situated on the busy main A6 trunk road coming in and out of Stockport. The nearest main area of shops, is Hazel Grove which is approximately 1 mile away. Great Moor itself is approximately 3 miles south of Stockport.

PRIVATE ACCOMMODATION

The Dog and Partridge comes with spacious accommodation comprising of a bathroom, kitchen/diner, lounge and three double bedrooms.

PROPERTY ADDRESS

272 BUXTON ROAD
GREAT MOOR
Stockport
Cheshire
SK2 7AN

WEBSITE

[Dog & Partridge Great Moor](#)



**INTERESTED?
CONTACT LYNN**

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recruitment@frederic-robinson.co.uk

OVERVIEW

Situated prominently on the busy A6, The Dog and Partridge is close to all local amenities including shops, businesses, Stockport town centre and Stepping Hill Hospital. Buses frequently pass the front door, and this enables easy access from Stockport. The pub itself is warm and friendly and has recently been internally refurbished to a high standard. Good quality Robinsons cask ale served here along with fine lagers and fine wines. There is a beer garden with swings and a slide and a large car park to accommodate many vehicles.

TRADING ACCOMMODATION

Beautifully refurbished in October 2016 transforming the interior to create a modern and welcoming community pub. The interior change created open spaces which are perfect for live music and entertainment. The Dog and Partridge has log burning fires, a new snug area, and a large family friendly pub garden to the rear, it is full of cosy pockets to enjoy a pint with friends or get lost in conversation. There is easy access through the rear entrance to a smoking area and conservatory.

FINANCIALS

Rent: £26,500 per annum

Potential FMT turnover: £436,662



ACCOMMODATION

£N/A



BEVERAGES

£371,662



FOOD

£65,000

BARRELAGE

A barrel is a unit of measurement adopted by the pub and brewing industry. A barrel is 36 gallons or 288 pints. This excludes wines, minerals and spirits.

FMT Barrelage	274
Current MAT Barrelage	271
Last Year's MAT Barrelage	308
2 Years Ago MAT Barrelage	269
3 Years Ago MAT Barrelage	255

Discounts excl VAT

This rent assessment includes a discount of £75 per barrel on Robinsons beers and up to £60 on other beers and ciders.

LEVEL OF INVESTMENT

This is a one-off payment made at the start of the vacancy agreement. All figures are estimates and exclude VAT.

4 Week's Rent	£2,038
Trading Deposit	£6,000
Professional Fees	£2,777
Stock & Glassware	£5,000
Sub Total	£15,815
Fixtures & Fittings	TBC

DISCLAIMER

FMT barrelage: Please note that this assessment is based on the "fair maintainable trade" that can be achieved by a "reasonably efficient operator" and is not therefore a guarantee of volume or consequential sales or profit.

Similarly Historic performance, whilst a significant factor to consider, is not a guarantee of future performance of a pub and you should bear this in mind in your assessment of trading potential.

