

# DUKE OF YORK HEAVILEY

113 BUXTON ROAD, HEAVILEY, STOCKPORT, CHESHIRE, SK2 6LR

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## FACILITIES



 **ACCOMMODATION**

 **CASK MARQUE**

 **DOGS WELCOME**

 **FAMILY FRIENDLY**

 **GREAT CASK ALES**

 **LIVE SPORT**

 **WI-FI**

 **BEER GARDEN**

 **DISABLED ACCESS / FACILITIES**

 **ENTERTAINMENT**

 **FUNCTION ROOM**

 **HISTORIC INTEREST**

 **WALKS**

## AREA OVERVIEW

The pub is situated on the A6 Buxton Road, surrounded by shops, garages and chimney pots. It is within easy walking distance from Davenport train station and only 1.3 miles from Stockport town centre. The pub is also close to the bus station and 7 miles south-east of Manchester city centre.

## PRIVATE ACCOMMODATION

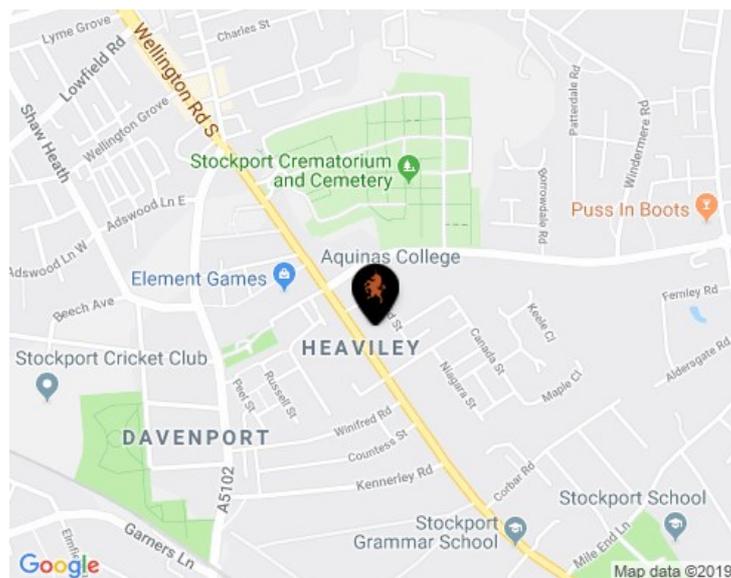
N/A

## PROPERTY ADDRESS

113 BUXTON ROAD  
HEAVILEY  
Stockport  
Cheshire  
SK2 6LR

## WEBSITE

[Duke of York](#)



**INTERESTED?  
CONTACT OLIVIA**

**0161 612 4112**

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## OVERVIEW

The Duke of York is an elegant, three-storey, whitewashed building on the busy A6 Buxton Road. Currently the pub appeals to a younger clientele but has a welcoming atmosphere to all.

## TRADING ACCOMMODATION

The Duke of York is a multi-room pub that has been converted into semi open plan whilst retaining distinct areas. The pub offers a cosy bar lounge, and a game room with pool and darts. Other amenities include sports TV, weekend entertainment, and a beer garden with a kids' play area and swings.

## FINANCIALS

**Rent: £20,000 per annum**

**Potential FMT turnover: £295,213**



ACCOMMODATION

£20,587



BEVERAGES

£274,626



FOOD

£N/A

## 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	250
Current MAT Barrelage	183
Last Year's MAT Barrelage	191
2 Years Ago MAT Barrelage	207
3 Years Ago MAT Barrelage	236

### Discounts excl VAT

This rent assessment includes a discount of £65 per barrel on Robinsons beers and up to £55 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	£1,538
Trading Deposit	£6,000
Professional Fees	£1,800
Stock & Glassware	£3,000
Sub Total	£12,338
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.

