

# RED LION CHEADLE

83 STOCKPORT ROAD, CHEADLE, CHESHIRE, SK8 2AJ

NEW

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## FACILITIES



 BEER GARDEN

 FOOD

 GREAT CASK ALES

 PARKING

 WI-FI

## AREA OVERVIEW

Cheadle is a suburban village in the metropolitan borough of Stockport. It borders many other villages including Cheadle Hulme, Gatley, Heald Green, and Didsbury to name just a few - With great transport links to Manchester airport, Manchester city centre and the M60 motorway. Cheadle is the perfect village to be close to the action, but far enough out to enjoy village living. Cheadle high street also home to one of the borough more thriving shopping area with independent shops, bars, pubs and restaurants alike. There are several extremely good primary schools, high schools and colleges within the area.

## PRIVATE ACCOMMODATION

TBC

## PROPERTY ADDRESS

83 STOCKPORT ROAD  
Cheadle  
Cheshire  
SK8 2AJ

## WEBSITE

[Red Lion](#)

INTERESTED?  
CONTACT OLIVIA

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## OVERVIEW

The Red Lion is a traditional quality pub situated on the main road between Stockport and Cheadle. Currently serving locally sourced, freshly prepared food, excellent wines and well-kept cask ales. The pub boasts a relaxed, warm and friendly ambience. The cosy “snug” style rooms are full of character and the open fires are a big draw in the winter months. In the summer months the outdoor beer garden and dining area is very popular with customers. Inside, the Red Lion is traditional in style and offers a wide range of well-kept cask conditioned ales.

The Red Lion is very well known in the local area for the quality of the food that is on offer, and customers are known to travel some distances to eat at the Red Lion, especially for their Sunday carvery!

Robinsons are seeking a licensee with experience of running a busy high street community pub. This pub will need a tenant who is hands on and likes to engage with the customers and drive the community spirit whilst ensuring service is delivered 100% of the time. They will have a charismatic and dynamic personality, someone who really understands what a quality offer looks like; excellent, consistent food and drink delivery, outstanding operational standards, and a passion for fantastic customer service

## TRADING ACCOMMODATION

The Red Lion is a large, solid building situated on the busy high street between Stockport and Cheadle. with good public transport links inc. A bus stop right outside the front door! As you enter from the front door you're drawn into a central doorway with a single bar in front of you, which is always well stocked with Robinsons ales. To the left of the door way is the main bar area with comfortable seating, and stools at the bar for that traditional feel. To the right of the doorway is more bar area and snug style rooms which are full of character. They also boast fantastic open fires which are a draw in the winter months! The pub has well-appointed surroundings – plenty of traditional fittings, fireplaces, toby jugs and snug corners to nestle into, alongside low ceilings in parts of the pub, to keep with the traditional feel. Towards the back of the pub is the busy dining area, set out in the traditional feel of the rest of the pub. The Red Lion has an extremely large and well equipped kitchen area, perfect to take the food service and offering forward for the right tenant. The large, extensive kitchen is also supported by a carvery servery, perfect for those home cooked Sunday lunches. To the outside of the pub, there is an outside drinking and eating area as well as a smoking patio. This pub is perfect for a tenant looking for a community feel and can concentrate taking the pub forward.

## FINANCIALS

**Rent: £39,000 per annum**

**Potential FMT turnover: £625,358**

		
ACCOMMODATION	BEVERAGES	FOOD
£N/A	£469,358	£156,000

## 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	344
Current MAT Barrelage	289
Last Year's MAT Barrelage	320
2 Years Ago MAT Barrelage	327
3 Years Ago MAT Barrelage	379

### Discounts excl VAT

This rent assessment includes a discount of £75 per barrel on Robinsons beers and up to £30 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	£3,000
Trading Deposit	£10,000
Professional Fees	£1,800
Stock & Glassware	£4,000
Sub Total	£18,800
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.