

CALEDONIA

13 WARRINGTON STREET, ASHTON-U-LYNE, LANCASHIRE, OL6 6AS

STAR
VACANCY

NEW

< 1 of 6 >



FACILITIES



 **BEER GARDEN**

 **ENTERTAINMENT**

 **FAMILY FRIENDLY**

 **FOOD**

 **GREAT CASK ALES**

 **WI-FI**

AREA OVERVIEW

The town of Ashton-under-Lyne is in Tameside, with its main council offices, art gallery, museums and hospital as well as a popular market and shopping centre. On its fringes is the village of Mossley, surrounded by hills and the landmark Hartshead Pike. Ashton is a popular market town yet only 6 miles east of Manchester and it has great transport links. Ashton is undergoing multi-million pound redevelopment to transform the town centre and boost the economy.

PRIVATE ACCOMMODATION

The private accommodation is located on the second floor and is large and spacious. It consists of a lounge, fitted kitchen, bathroom and 2 bedrooms.

PROPERTY ADDRESS

13 WARRINGTON STREET
Ashton-U-Lyne
Lancashire
OL6 6AS

WEBSITE

[Caledonia](#)



**INTERESTED?
CONTACT LYNN**
0161 612 4112

recruitment@frederic-robinson.co.uk

OVERVIEW

The Caledonia is a popular, traditional pub renowned for its good food offer located in the centre of Ashton Under Lyne, Greater Manchester. Traditional in style, this town centre pub benefits from a rear walled beer patio and its own small car park. It also has three en suite letting rooms to the first floor. Robinsons are seeking a new licensee, ideally with local knowledge and some catering experience, who can maintain and develop the popularity of this pub business.

TRADING ACCOMMODATION

The Caledonia has a warm, welcoming feel with traditional furnishings, feature fireplace and a raised section. The lounge is laid out for drinking and dining (50 covers) in a largely open plan setting. There is a good-sized bar, very well-equipped catering kitchen, rear walled beer patio, smoking shelter with heaters and additional store room. Beyond the drinking area lies a small private car park (6 cars). The front of the pub leads onto a pedestrian area surrounded by the town's shops and offices. On and off street parking is available close-by. On the 1st floor there are 3 en suite letting bedrooms (1 family and 2 twin rooms) not currently being used but these could easily be brought into use. This pub could offer entertainment or themed nights to encourage customers to stay longer.

Please note: We are offering this pub on a 1 year Tenancy Agreement on the advertised terms. Our 1 year Agreement does not require you to purchase the fixtures & fittings (T&Cs apply).

FINANCIALS

Rent: **£16,000 per annum**

Potential FMT turnover: **£285,066**

 ACCOMMODATION £N/A	 BEVERAGES £157,566	 FOOD £127,500
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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	112
Current MAT Barrelage	91
Last Year's MAT Barrelage	106
2 Years Ago MAT Barrelage	119
3 Years Ago MAT Barrelage	129

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	£1,231
Trading Deposit	£6,000
Professional Fees	£4,375
Stock & Glassware	£4,000
Sub Total	£15,606
Fixtures & Fittings	N/A

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.