

A great community pub in High Lane

HORSE SHOE INN

High Lane

INTERESTED?



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OVERVIEW

The Horse Shoe is a quintessential community village pub located in High Lane, historically a Cheshire village that now resides on the outskirts of Stockport. The Horse Shoe is superbly situated in a prominent roadside position on the busy Buxton Road between Hazel Grove and Disley. The pub was refurbished by Robinsons back in 2015, and has been well maintained giving the place a traditional yet modern feel. The snug area has been opened up with a large window that now makes the room the destination area for dinners as well as drinkers. The bar area is large and spacious, with seating for around 50 people in the pub. The pub has previously served good quality homemade pub food, as there is the appetite to do so within the village. There is a fantastic community drinking trade that frequents the pub of an evening and weekend. The pub is also very popular with walkers and cyclists taking time out to relax from their journey along the Middlewood Way. Likewise, it is also popular with boaters cruising along the Macclesfield Canal. Outside, you will find a substantial beer garden and sheltered area with seats for around 70 people. There is also a spacious car park to the rear of the pub. Robinsons are looking for a business partner to immerse themselves into the community of High Lane as well as continuing with the fantastic wet offer as well as restarting the food offer in the pub.

THE FIGURES



<i>Accommodation</i>	<i>Beverages</i>	<i>Food</i>	<i>Rent</i>
£0	£365,122	£52,000	£23,033

<i>Potential turnover</i>	£422,315
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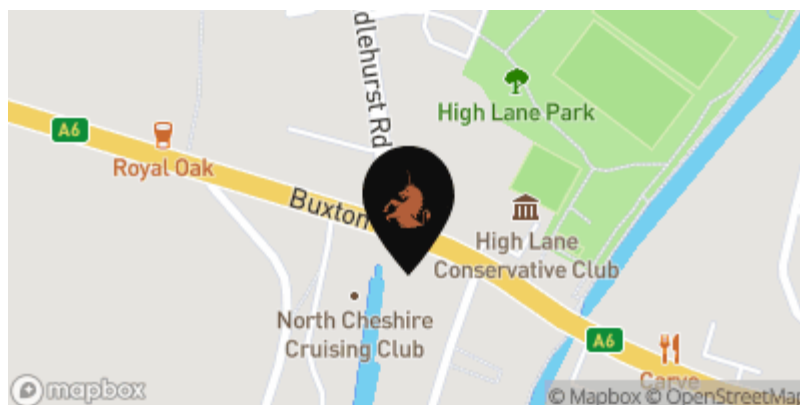
THE DETAIL

LOCATION

High Lane Village is historically a Cheshire village that now resides on the outskirts of Stockport. The village is popular amongst walkers, hikers and cyclists as it has access to the Macclesfield Canal, Middlewood Way and Lyme Park. High Lane has a wide range of eateries and village pubs that welcome the local community as well as visitors. High Lane boasts excellent views of Manchester which is approximately 15 miles away. It is the perfect distance away from the boom of the city and the dramatic natural landscape of the Peak District.

HORSE SHOE INN

1 Buxton Road,
High Lane,
Stockport,
SK6 8AA



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	114
1 Year ago MAT Barrelage	70
2 Year ago MAT Barrelage	75
3 Year ago MAT Barrelage	214

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	£1,772
Trading Deposit	£6,000
Professional Fees	£2,137
Stock & Glassware	£4,000
Fixtures & Fittings	£TBC
Sub Total	£13,309
Potential Turnover	£422,315

ACCOMMODATION

TRADING

Driving down the busy Buxton Road, it is hard to miss the wonderful site of the whitewashed Horse Shoe pub prominently placed on a main junction in High Lane. Pulling in the spacious car park at the rear, enough spaces for around 25 cars, you are greeted with the large garden area. The garden has enough seats for around 70 people. There is also a large, sheltered area which has four large Guinness barrels in here for table space. Walking into the pub you are met with a well-stocked bar. The bar serves a lot of Unicorn, as well as other kegged and cask beers. There is a great array of wines and spirits. The bar area is a mixture of fixed seating along the wall and chairs and stools. There is enough seat to fit around 50 people in the pub. The snug area has been opened up with a large window looking into the bar area, making the snug feel part of the bar. There is also a working log burning fire in the bar. To the rear of the pub, you will find a large and well-equipped kitchen, perfect for creating home-cooked food.

PRIVATE

On the first floor there is a good sized three bedroom flat. One of the bedrooms is currently being used as an office, but could easily be turned back into a bedroom if required. There is a large lounge and kitchen/dinner, as well as a large bathroom with a separate toilet. There is a bonus of a little balcony that comes off the kitchen which can be used for private use.

DIGITAL CHANNELS



<https://www.robinsonsbrewery.com/pubs/horse-shoe-inn-high-lane>



horseshoehighlane