Heaviley

DUKE OF YORK

A traditional pub in the heart of Heaviley offering craft beers, bedrooms and a hidden gem of a beer garden



OVERVIEW

The Duke of York is an elegant three-story, white washed building situated on the busy A6 Buxton Road. The pub has been well kept and has many of its traditional historical features. There is a spacious beer garden area to the back with around 40 – 50 extra seats. To the rear of the pub there is a small food preparation area, perfect for the new licensee to introduce a small food offering. On the first floor you will find four en-suite letting bedrooms, which is ideal accommodation for guests needing to be close to Stockport, Hazel Grove and within a 20 minute drive to Manchester Airport.

INTERESTED?

Register interest

THE DETAIL

FINANCIALS

Potential turnover	**£389,524**
Agreement Type	**Pub Partnership**
Weekly rent	**£526**
Yearly rent	**£27,354**

LEVEL OF INVESTMENT

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

Total ingoing costs	**19,454**
Four weeks rent	**£2,104**
Trading Deposit	**£10,000**
Professional Fees	**£350**
Stock & Glassware	**£7,000**

THE DETAIL CONTINUED

TRADING STYLE

A traditional wet-led community pub with options to add food, the Duke Of York is known for its welcoming atmosphere, quality cask ales, live sport and strong local following. With a spacious beer garden and four en-suite letting rooms, it attracts a mix of loyal regulars, sports fans and visitors staying or passing through the area.

- Community local
- Live entertainment
- Show sports

TRADING SPACE

The ground floor features three distinct trading rooms served by a central bar, with a log fire, pool table, darts area and TV screens creating a welcoming social atmosphere. A commercial kitchen to support the right operator, with approximately 60 internal covers. Externally, a large rear beer garden with seating provides valuable additional trading space and is UA-friendly. The pub also benefits from four popular en-suite letting rooms on the second floor, generating strong accommodation trade.

- Food
- Beer garden
- Letting Rooms Available

THE DETAIL CONTINUED

PRIVATE ACCOMMODATION

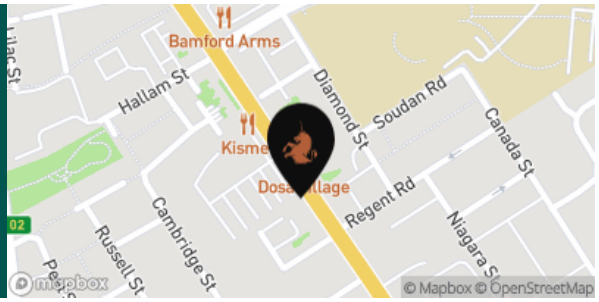
The private accommodation offers three generously sized bedrooms, a shower room and a family bathroom, providing excellent living space for an operator and their family. A comfortable living room and separate kitchen area open through French doors onto a private patio, creating a welcoming outdoor retreat. Access to the accommodation is via the pub.

LOCATION

The Duke of York is a traditional community pub in a prominent main road position in Heaviley, a popular suburb of Stockport. With excellent transport links to Manchester City Centre, Manchester Airport and Stockport Train Station, the pub benefits from strong local trade while also attracting visitors and business travellers. Its convenient location also provides easy access to the Peak District and direct rail connections to London Euston, making it well placed to serve commuters and take advantage of the ongoing growth of Stockport town centre and surrounding areas such as Hazel Grove.

DUKE OF YORK

113 Buxton Road,
Heaviley,
Stockport,
SK2 6LR



THE DETAIL CONTINUED

BDM VISION

Situated on the outskirts of Stockport, one of the North West's fastest-evolving town centres, the Duke of York offers an exciting opportunity for an ambitious operator to take on a well-established community pub with multiple income streams and growth potential. The pub benefits from a loyal local customer base, four letting rooms and a small catering kitchen ideal for a simple food offer or a pop-up kitchen partnership. With scope to grow wet sales, accommodation income, and community-led trade, this is a fantastic opportunity to put your own stamp on a traditional pub at the heart of Heaviley. Currently the Duke of York has regular live entertainment, Sky Sports and events you would expect to see in a traditional community pub, that said, there as always is more opportunity to think outside the box and work with the local community to create events bespoke to them and indeed the Duke. A rare opportunity to take on and unlock further potential of a great community pub in a thriving Greater Manchester location.



Tony Massey
Business Development Manager

DIGITAL PRESENCE

With an established and active social media presence, helping to drive customer engagement and support trade. The pub's Facebook page has over 850 followers, promotes live sport, events and pub activities, and receives strong customer recommendations and engagement from the local community. The pub also maintains an active Instagram presence, showcasing the venue, drinks offer, beer garden, accommodation and community atmosphere. Together, these channels provide an excellent platform for marketing, customer communication and growing trade

↠ Pub Website

↠ Google Maps

↠ Facebook

↠ Instagram

THE DETAIL CONTINUED

ENVIRONMENTAL IMPACT

The Duke of York's energy rating is C.

DEMOGRAPHICS

The pub serves a large residential catchment of local families and working adults, with a strong community focus and a customer base that values traditional pubs, quality drinks and local engagement. Its Neighbourhood Mainstream profile makes it well positioned to attract loyal regulars and repeat trade throughout the week.

THE DETAIL CONTINUED

RESOURCES & SUPPORT

↠ **Download EPC**