

Whitworth

COCK & MAGPIE

Great community pub in Whitworth



OVERVIEW

The Cock and Magpie is a delightful, traditional country pub nestled in the heart of Whitworth. Renowned for its welcoming atmosphere and strong community spirit, it offers a great food menu and supports local teams. We're seeking a passionate Pub Partner eager to immerse themselves in village life and elevate this beloved local to new heights.

INTERESTED?

Register interest

THE DETAIL

FINANCIALS

FMT: Please note that this assessment is based on the "fair maintainable trade" that can be achieved by a "reasonably efficient operator".

Potential turnover	£547,066
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Agreement Type	Pub Partnership
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Weekly rent	£466
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Yearly rent	£24,238
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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	17,000
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Four weeks rent	£1,864
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Trading Deposit	£6000
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Professional Fees	£2136
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Stock & Glassware	£7000
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THE DETAIL CONTINUED




TRADING STYLE

The Cock and Magpie embraces a traditional, community-focused trading style, offering a warm and welcoming atmosphere for all. It serves a range of well-crafted ales, classic pub favourites, and seasonal dishes, with an emphasis on quality and local ingredients. The pub has a strong connection to its community, supporting local events and teams, and fostering a friendly, relaxed environment. It balances the charm of a countryside retreat with the energy of a lively local hub. Whether for a quiet pint, a family meal, or a catch-up with friends, the Cock and Magpie is a welcoming destination for all.

-  Community local
-  Country pub
-  Live entertainment
-  Pub games
-  Show sports

TRADING SPACE

On entering the Cock and Magpie, you're greeted by a welcoming porch with doors either side. To the right, a relaxed bar and dining area offers a mix of fixed and loose seating, leading to the rear of the pub with charming wooden and stone flooring, evoking a rustic country feel. The centrally located bar services all areas. To the left, the main bar features televisions, with a separate pool table and games area. A fully equipped catering kitchen caters to both indoor and outdoor covers. The beer garden, with patio, decking, and grassy areas housing approximately 12 picnic benches.

-  Food
-  Beer garden
-  Private accommodation

THE DETAIL CONTINUED

PRIVATE ACCOMMODATION

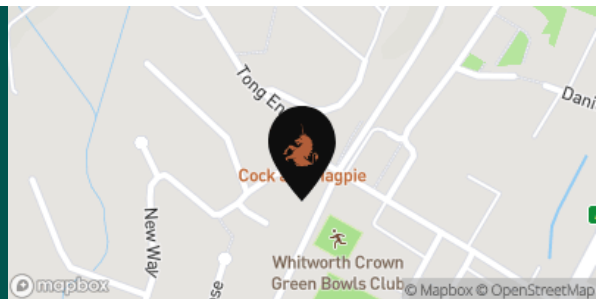
The private accommodation is situated on the first floor, accessible via a private door from the bar. It features two spacious bedrooms, a comfortable living room, a fully equipped kitchen, and a bathroom. Additionally, there are two generously sized rooms for extra storage. This private space offers ample room and privacy, making it a practical and comfortable living area for the pub partner, with all essential facilities conveniently located within the property.

LOCATION

The Cock and Magpie is located in the picturesque village of Whitworth, Rochdale, surrounded by beautiful countryside. With easy access to nearby towns and major road networks, it offers a peaceful yet accessible setting. The village is known for its close-knit community, local events, and scenic walking routes, making it a popular destination for both locals and visitors.

COCK & MAGPIE

Cockhall Lane,
Whitworth,
Rochdale,
OL12 8BJ



THE DETAIL CONTINUED

BDM VISION

I'm looking for a passionate, community-driven individual to take the reins of the Cock and Magpie. The ideal Pub Partner will embrace village life, building strong relationships with locals and fostering a welcoming, vibrant atmosphere. A hands-on approach to managing both the bar and kitchen is key, along with a keen eye for business growth. You should have a genuine love for hospitality, with a creative flair to enhance the food offer and create memorable experiences. Above all, we want someone who sees the potential to elevate the pub, making it a hub for the local community.



Helen Brierley
Business Development Manager

DIGITAL PRESENCE

Having a digital presence in today's world of running a pub is essential. The Cock & Magpie already has its own website, Facebook and Instagram. It is a way of communicating with your customers along with your website. Many customers will use the likes of Instagram and Facebook to find out what's going on and see what you are offering at the pub and is essential for customer engagement.

»» **Pub Website**

»» **Google Maps**

»» **Facebook**

»» **Instagram**

THE DETAIL CONTINUED

ENVIRONMENTAL IMPACT

This property's EPC rating is C.

DEMOGRAPHICS

The Cock & Magpie is best classed as a Neighbourhood Mainstream pub, located in a community with lower-than-average affluence, where local people seek familiar brands, simpler food offerings, and a friendly, relaxed atmosphere. The age profile shows fewer young adults (18-34) than the national average, but a relatively high proportion of older residents (45-75+) and families. See the full report [here](#).

THE DETAIL CONTINUED

RESOURCES & SUPPORT

At Robinsons, we're committed to making sure every one of our Pub Partners feels confident and fully supported throughout the onboarding journey. That's why we provide a comprehensive training program along with ongoing support across every department.