

THE SHIP INN

Wincle, Macclesfield, Barlow Hill, Wincle, Macclesfield, Cheshire SK11 0QE

Rent guide Potential turnover
£23,000 + VAT **£400,000**
per annum

5 parking spaces Catering / restaurant Living quarters



GUIDELINE INGOING COSTS

Bond	£5,000
Fixtures Service Charge †	£0
Stock and Glassware	£4,000
Valuers and advisors fees	£0
Total ingoing fees ††	£9,000

“ A fantastic rural village pub with a long established great

reputation for great food and cask ales”

† Service charge is 20% of total fixtures and fittings value

†† If you don't have all the funding available immediately, talk to us

Business Opportunities:

The Ship represent the quintessential English country pub. Set in rolling countryside the pub attracts many walkers who use the surrounding walks in addition to being close by to the conurbations of Macclesfield and Leek. Discerning diners head for the Ship too, which has a great reputation for food and was a recent finalist in The JW Lees Food Pub of the Year Award 2022.

We are seeking an operator with extensive food experience and who will look to embed themselves into village life and keeping the pub at the heart of the community.

Trading facilities:

The pub comprises of a rustic bar with four distinct trading areas with a small but full catering kitchen to the rear of the pub. There is a garden with benches and a stone built BBQ for external food. Car parking is available but limited to 5 spaces, however, there is street parking along Barlow Hill.

Private living accommodation:

The accommodation is a charming and full of character adjoining cottage to the pub and compromises of three bedrooms (one en-suite) with kitchen and lounge areas

BARRELAGE

Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)	Total Composite
2019/2020	84	515	1193	53	3124	113
2020/2021	46	342	660	46	1594	62
2021/2022	93	526	1259	69	3848	128
2022/23	62	285	628	20	1500	77
2023/24	82	640	1962	67	2737	115

