

# THE OLDE BOARS HEAD

Middleton The Olde Boars, 111 Long Street, Manchester, M24 6UE

Rent guide                      Potential turnover  
**£25,000** + VAT              **£650,000**  
per annum

10 parking spaces   Catering / restaurant   Living quarters   Function room



## GUIDELINE INGOING COSTS

Bond	£5,000
Fixtures Service Charge †	£4,058
Stock and Glassware	£5,000
Valuers and advisors fees	£0
Total ingoing fees    ††	£14,058

“ A classic traditional English pub. rich in history and

† 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 Olde Boars Head is a charming, historic and iconic pub situated in the heart of Middleton which is a great community local and is well supported by many of the locals living in the area.

The ideal operator for The Olde Boars will have proven experience, be able to engage within the local community and provide an excellent fresh home cooked food menu. Maintaining the pub's warm and friendly atmosphere will be key, and providing plenty of weekly activities and events to keep the pub the beating heart of the community.

### Trading Facilities:

The Olde Boars has many cosy areas suitable to drink, eat or host a private party. There are two bars serving large range of cask ales with many snug rooms for drinking with stone flagged floors, log fires and comfy seating areas. There is the Sessions room, once a local court house which is now a large private function room/meeting space ideal for 50 people.

There is a comprehensive equipped catering kitchen ideal to introduce a simple food menu and cater for functions or private parties. There is large external alfresco drinking and dining area at the back of the pub.

### Private Living Accommodation:

Three bedrooms, bathroom, living room and kitchen

## BARRELAGE

Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)	Total Composite
2019/20	285	2659	2402	516	9016	374
2020/21	49	332	611	104	1583	65
2021/22	233	1922	2638	470	8675	317

2022/23	266	3042	3982	636	11329	382
2023/24	281	3007	3772	613	11563	397