

For
Sale



High Moor Restaurant

5-7 High Moor Lane, Wrightington, Wigan WN6 9QA

Fully fitted restaurant

PARKINSON
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Key Highlights

- Fully fitted restaurant – closed March 2020
- Turnkey opportunity
- 80-100 covers
- Car park
- May suit alternative use subject to planning permission



Location

The High Moor Restaurant is located in a rural location, approximately 7 miles north west of Wigan town centre and approximately 2 miles north west of J27 of the M6 motorway.

The property enjoys commanding views of the countryside to the south.



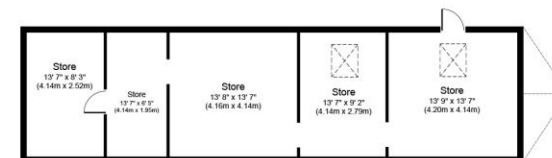
Description

The restaurant is a detached property with rendered and painted elevations beneath a multi pitched slate roof.

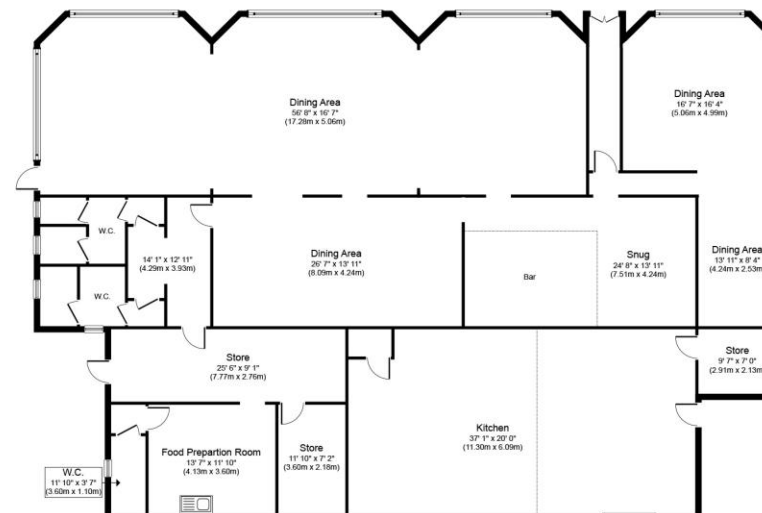
In addition, a detached dormer bungalow provides private living accommodation.

To the left hand side and rear of the property is a surfaced and lined car park with circa 30 spaces. (Please note that the car park is held leasehold).





Approximate Floor Area
696 sq. ft.
(64.77 sq. m.)



Approximate Floor Area
3780 sq. ft.
(351.2 sq. m.)

HIGH MOOR RESTAURANT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Accommodation

On the ground floor the customer dining area is mostly open plan and provides circa 80-100 covers. The room is positioned to the front of the property and is furnished with timber tables and chairs. There is also a bar area/reception room. To the rear is a well-appointed catering kitchen with stainless steel catering equipment. There is also a prep area and storerooms containing walk in refrigeration.

To the first floor are 5 rooms currently used for storage.

There is an adjacent dormer bungalow which provides 2 bed private living accommodation.

The total usable floor area, as recorded on the EPC is 416 sqm. This is understood to be equivalent to the Gross Internal Floor Area (GIA) of all floors. This information is provided for your guidance only and you should rely upon your own assessment.



Trade

The High Moor Restaurant traded successfully for over 20 years prior to closing in March 2020 as a result of the Covid-19 lockdown. Client accounts for the years ending 31.10.16 and 31.10.17 show a turnover of approximately £569,647 and £561,081. However, our client has now decided to sell the property and retire rather than re-open. An experienced operator may feel there is an opportunity to re-establish the business. Alternatively other purchasers may feel that the property would be suitable for other purposes subject to the necessary consents and permissions.



Licence

A premises licence prevails, the main licensable activities being:
Sale by retail of alcohol for consumption on and off the premises –

Mon to Sat - 11.00 a.m. to midnight
Sunday - 12.00 noon to 11.00 p.m.

Recorded music and live music -

Mon to Wed - 11.00 a.m. to 11.00 p.m.
Thurs to Sat - 11.00 a.m. to midnight
Sun - 12.00 noon to 11.00 p.m.



Price

£600,000



Tenure

We are informed the property is available freehold with vacant possession.

The car park is held leasehold with a rent of £5,200 per annum.



Planning

Please note this property does not lie within conservation area and is not a listed building. There are no current planning applications.



Development

It is felt that this site would most likely suit a residential development for an alternative use purchaser, subject to the necessary planning consent and permissions.



Fixtures & Fittings

The fixtures and fittings that remain on the premises at the time of completion will be included within the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc. will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.



Services

We are informed that the property benefits from all mains services.



EPC

The property has an EPC rating of C.



Business Rates & Council Tax

The property is in an area administered by West Lancashire Council and we are advised that the current Rateable Value is £36,500. The property is within Band D for Council Tax purposes.



VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this matter.



Further Information

Further information can be obtained from the agents and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

Anti Money Laundering – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

Ref: AG0551

Oct 2022

PARKINSON

REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY
APPOINTMENT WITH THE AGENTS

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