



Blacksmiths Arms

Chelford Road, Henbury, Macclesfield, Cheshire SK11 9PG

Tenure

Freehold

Price

£850,000 +VAT

- Destination foodhouse
- Public bar and 80 cover dining room
- 150 external covers in extensive beer garden
- c.58 space car park
- 2 bed private flat



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Location

The Blacksmiths Arms is located in a semi rural area on the A537, on the outskirts of Macclesfield, approximately 2 miles west of the town centre.

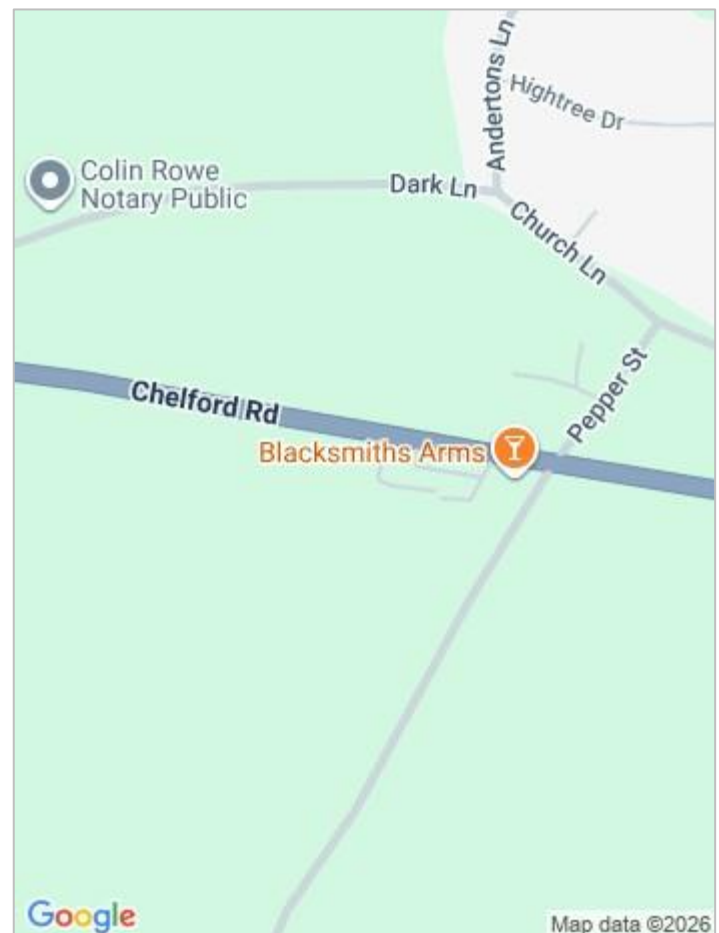
Macclesfield itself is a historic market town in Cheshire East. It is situated on the River Bollin and the edge of the Peak District, approximately 16 miles south of Manchester. The population of the built-up area of Macclesfield is estimated to be approximately 57,000.

Description

A two storey detached property with rendered & painted elevations beneath a pitched slate roof. There are single storey lean-to and flat roof additions to the sides and rear.

To the right hand side is a split level, surfaced and lined car park with c.58 parking spaces.

To the rear is an extensive beer patio and beer garden, which is laid to lawn. There is a smoking shelter and it is furnished with timber garden furniture, providing a total of c.150 external covers.



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Trade

The Blacksmiths Arms operates as a destination food house, benefitting from good road connections and an affluent catchment area. The property enjoys both local and drive-to trade. There is a good mix of wet and dry sales and food is offered throughout the day.

Financial information is available upon request.

Accommodation

Ground Floor

Bar area to the front with timber and tiled floor, beamed ceiling, timber panel dado and a feature fireplace. It is furnished with timber tables & upholstered chairs, sections of fixed upholstered seating, posing tables and high bar stools, all providing a total of c.44 covers.

Ladies, gents and accessible toilets.

The dining area is to the rear and this has timber, tiled and carpeted flooring sections. It is furnished with timber tables & chairs, together with sections of fixed upholstered seating, all providing a total of c.80 dining covers.

Kitchen - altro floor, a range of stainless steel catering equipment, walk in fridge and freezer, wash area and prep area.

Beer cellar. Staff room.

First Floor

Private living accommodation; 2 bedrooms, living room, kitchen, bathroom, shower room, w/c.



Basement

Two store rooms.

Floor & Site Areas

Total Floor approx. 591 sq m GIA (6,361 sq ft)
Site Area approx. 1.25 acres

The Floor Area is taken from the EPC and the Site Area is taken from Edozo Maps and includes the land occupied by the hotel tenant. This information is ONLY to be used as an indicative guide to the size of the unit.

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Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in 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.

Planning

The Blacksmiths Arms is not a listed building and does not lie in a Conservation area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on/off the premises:
Monday to Sunday 10.00 am to 01.00 am

Recorded & Live Music (Indoors):
Monday to Sunday 10.00 am to 01.00 am

Business Rates & Council Tax

The property is in an area administered by East Cheshire Council.

Rateable Value as of April 2026 is £39,500. Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band A for council tax purposes.

EPC

The property has an EPC rating of C

Services

We are informed that the premises benefit from all mains services.

Viewing

Strictly by appointment only through Fleurets Northwest Office on 0161 683 5445.



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 respect.

Money Laundering

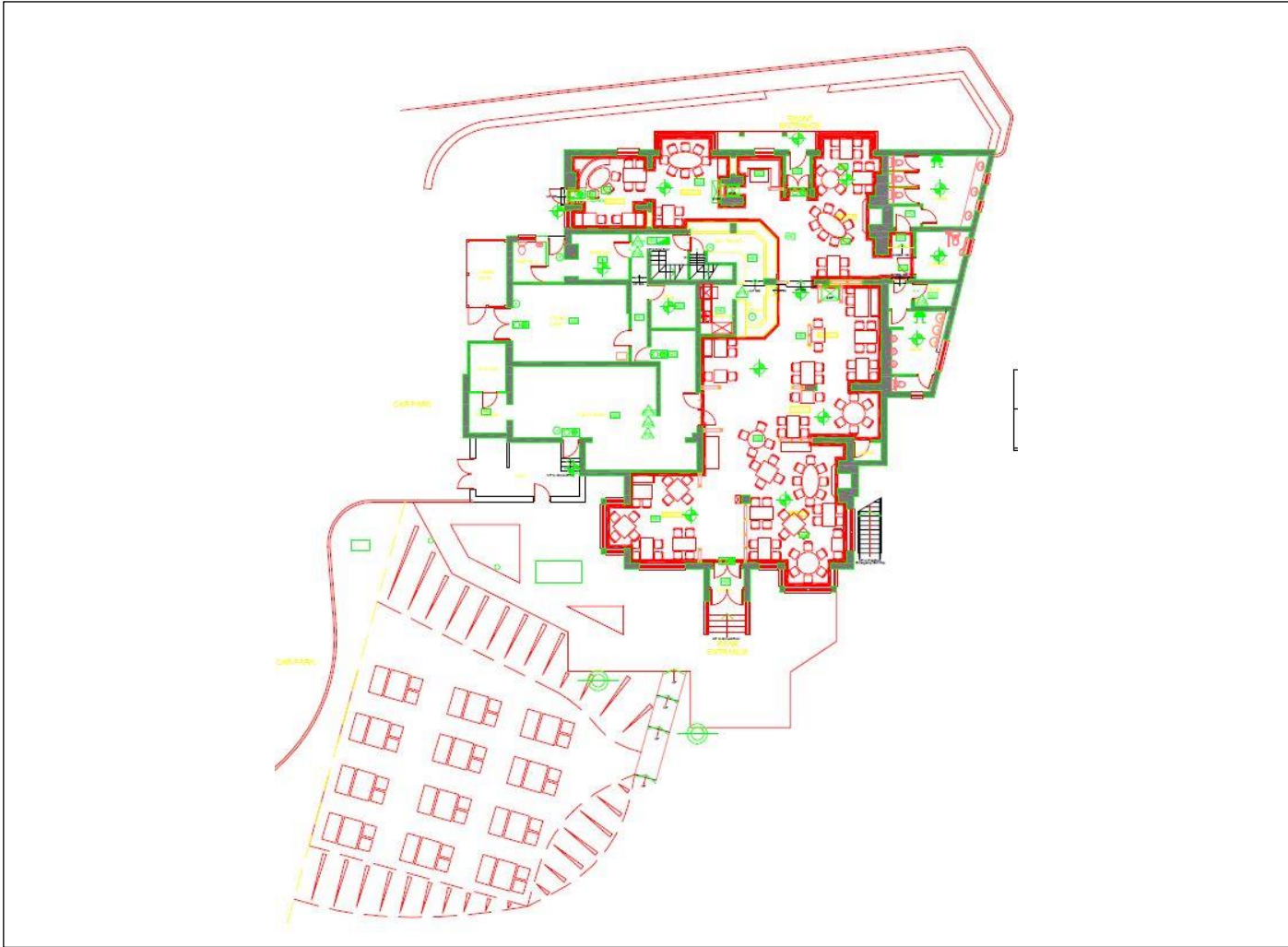
The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

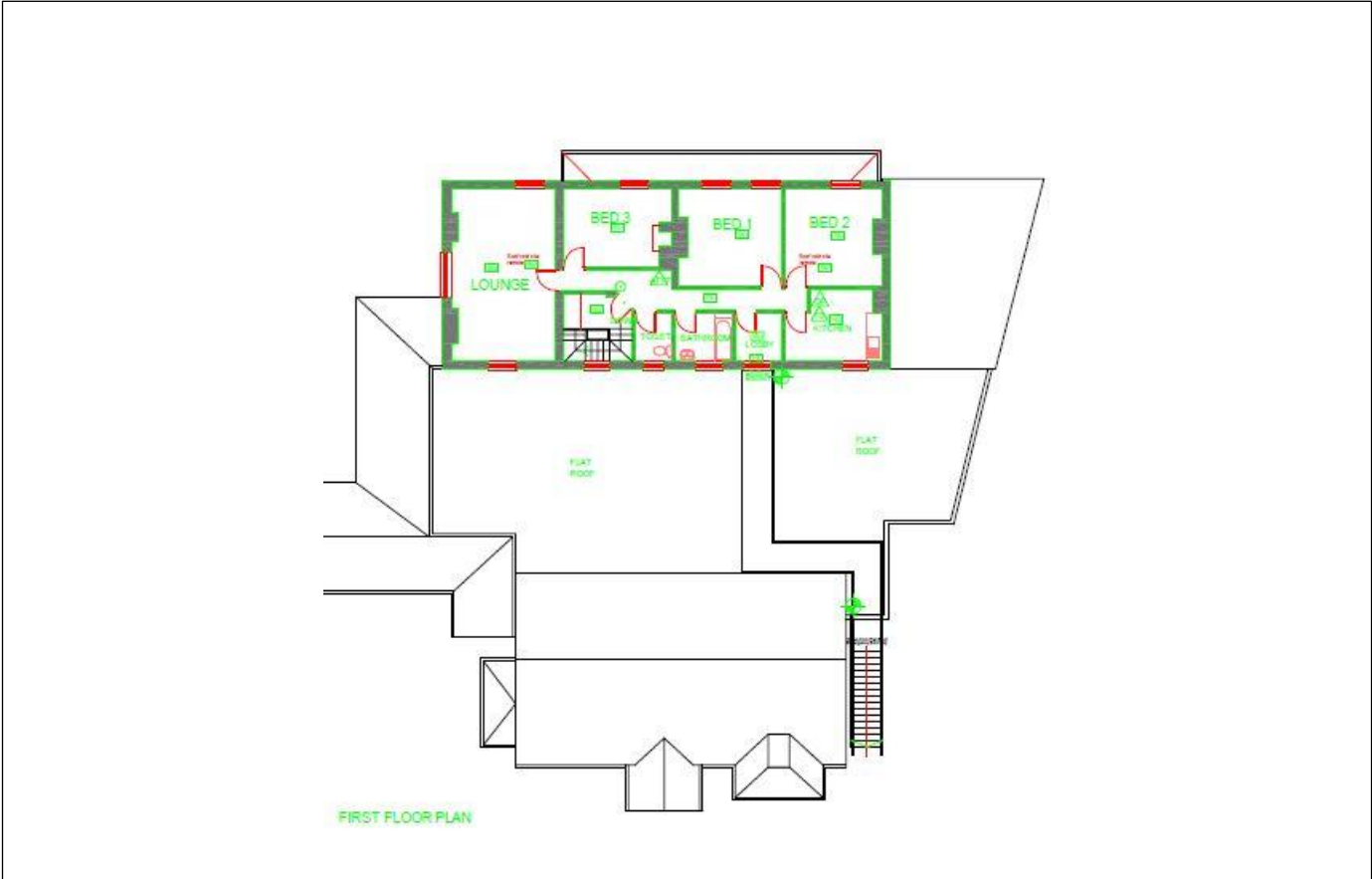
If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.







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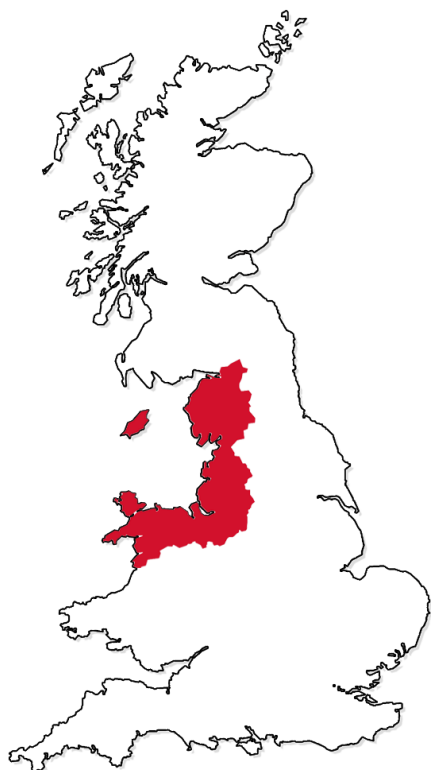
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