BREW CHIMP,
432 FLIXTON ROAD, FLIXTON M41 6QT



BUSINESS FOR SALE
£25,000

Including fixtures, fittings and goodwill

**WELL ESTABLISHED BAR FOR SALE.
PRIME LOCATION CLOSE TO FLIXTON TRAIN STATION & DIRECTLY OPPOSITE FLIXTON HOUSE. FITTED BAR AREA WITH REAR BEER CELLAR/KITCHEN/PREP AREA. MALE & FEMALE WC'S.
OFFERING APPROXIMATELY 73.75 SQ.M (794.28 SQ.FT.).
PLUS GARAGE TO THE REAR.
LEASE TERMS TO BE AGREED.**

ENTRANCE

Entered through a glazed entrance door with full opening bi-folding windows to the side providing a frontage of approximately **5.9m**. Leading through to

MAIN BAR AREA (8.1m x 5.9m)

Fitted bar with display shelving and storage. Range of tables and seating. CCTV system and cameras. Coffee machine. Bottle fridges. Ice machine. Glass washer. Air conditioning. Range of lighting. Sound system. Perimeter power points. External tables and benches. Door leading through to

BEER CELLAR/KITCHEN/PREPARATION AREA

MALE WC

WC with wash hand basin and ceiling light.

FEMALE WC

WC, wall mounted wash hand basin with tiled splash back and ceiling light. Central heating radiator. Baby change facility.

LEASE TERMS – To be agreed.

FIXTURES AND FITTINGS LIST - (Full list available upon request)

HOURS OF BUSINESS

Monday - Closed

Tuesday to Thursday 15:00pm to 22:00pm

Friday 10:00am to 23:00pm

Saturday 10:00am to 22:00pm

Sunday - 10:00am to 21:00pm

TURNOVER - £4,000 per week

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£12,500 p.a.** from 1st April 2026

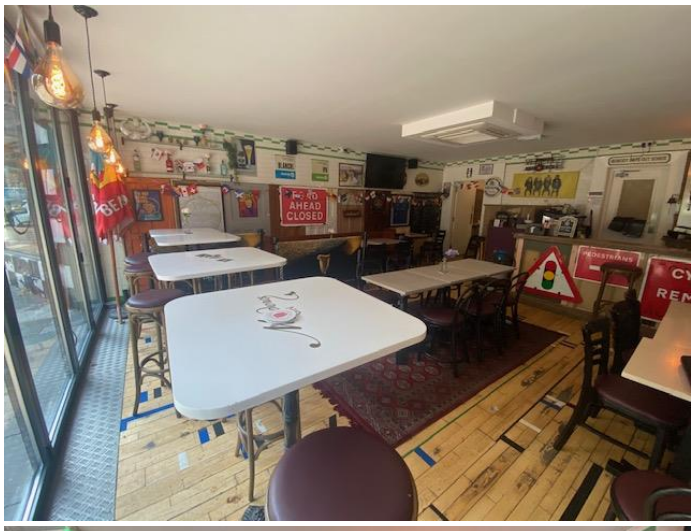
VIEWING

Strictly by appointment through the sole marketing agents, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.





















These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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