

Macclesfield's hidden gem

THE SILK TRADER

Macclesfield

INTERESTED?

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OVERVIEW

The Silk Trader, is Macclesfield's hidden gem. Having been refurbished some eight years ago, the pub has kept its style and finesse. The interior design has taken inspiration from the area's industrial past, featuring contemporary colours, creating a modern, yet clean atmosphere with the use of muted greys and heritage greens. Located close to Macclesfield town centre, the pub appeals to a wider customer base, with a great range of cask and kegged ales as well as wines and spirits. The Silk Trader offers an array of entertainment from quizzes on a Tuesday to pub games such as pool teams, darts team and a local skittles team. The pub also shows all sporting events on both Sky and BT Sport. There is a superb, enclosed outdoor seating area to the rear and a small catering kitchen. On the first floor there is a good-sized function room that should be marketed to capture additional trade from the local community and adjacent church. Robinsons are seeking a new business partner with some catering and cask ale experience who can integrate into the local community to help drive customers to this fantastic pub.

THE FIGURES



Accommodation
£0



Beverages
£418,664



Food
£36,400



Rent
£29,585

Potential turnover

£464,073





THE DETAIL

LOCATION

Located on the edge of Macclesfield town centre, the Silk Trader is a prominent building close to the junction with the Silk Road – a major thoroughfare through Macclesfield. The pub lies within walking distance of the town centre and train station. Macclesfield was once the world's largest producer of finished silk and its mill heritage remains in place today. Macclesfield lies in the heart of Cheshire, with Stockport to the North and Buxton to the South and within striking distance of Manchester City Centre and its international airport.

THE SILK TRADER

37 Brook Street,
Macclesfield,
SK11 7AD



BARRELAGES

A barrel is a unit of measurement adopted by the pub and brewing industry. A barrel is 36 gallons or 288 pints. This excludes wines, minerals and spirits.

FMT Barrelage	280
Current MAT Barrelage	298
1 Year ago MAT Barrelage	201
2 Year ago MAT Barrelage	171
3 Year ago MAT Barrelage	310

LEVEL OF INVESTMENT

This is a one-off payment made at the start of the vacancy agreement. All figures are estimates and exclude VAT.

4 Week's Rent	£2,276
Trading Deposit	£6,000
Professional Fees	£2,057
Stock & Glassware	£7,000
Fixtures & Fittings	£TBC
Sub Total	£17,333
Potential Turnover	£464,073

ACCOMMODATION

TRADING

The Silk Trader is largely open plan and consists of a single bar serving three distinct trading areas – bar area, games room and lounge. There are TV's dotted throughout the pub, perfect for those big sporting events. There is an eclectic mix of furniture throughout the pub, with barrels as tables, stools and bench seating. The pub can seat around 60 customers comfortably. To the rear of the pub, there is a superb, enclosed patio area with around 15 benches as well as 4 larger benches to the front of the pub. On the first floor, there is a large function room that can hold another 60 people. The function room also has its own bottle bar to service this area. There is a small but fully equipped kitchen found in the pub. the pub doesn't currently offer food, however, it could part of a plan.

PRIVATE

The private accommodation is in good order throughout and consists of a newly fitted kitchen, lounge, two bedrooms, office and a bathroom.

DIGITAL CHANNELS



<https://www.robinsonsbrewery.com/pubs/the-silk-trader-macclesfield>



thesilktrader