



## Wilton Arms

(Currently t/a Mangiamo),  
818 Manchester Old Road, Middleton, Greater Manchester M24 4RF

**Tenure**  
**To Let**

**Price**  
**Nil Premium**

- Community foodhouse - new lease available
- Guide Rent £35,000
- Pub and c.86 cover restaurant
- Manager and assistant manager accommodation
- Car park and beer garden



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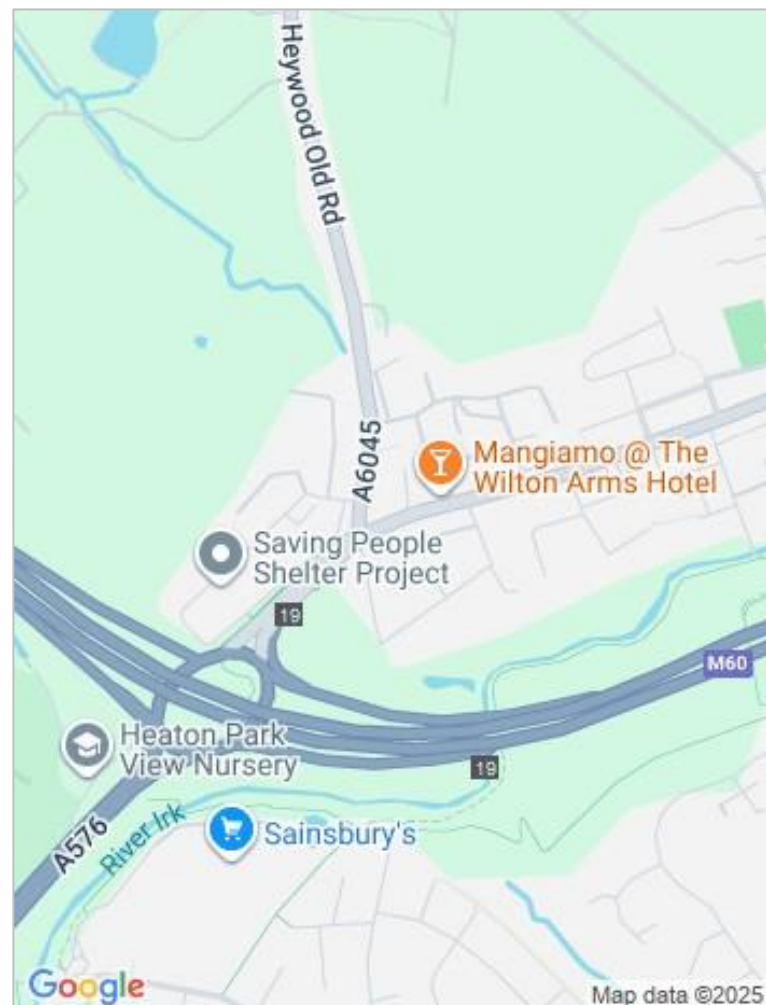
## Location

The Wilton Arms is located on the A576, just to the east of the junction with the A6045, in the suburban area of Rhodes, Middleton. It is located approximately 1/4 of a mile north east of Junction 19 of the M60, approximately 5 miles north of Manchester city centre. This is a highly populated area with 14,028 living within 1 mile of the property and 222,785 living within 3 miles.

There is a hotel to the rear of the property which is accessed through the car park, but this hotel is not connected to the Wilton Arms and other than providing a source of potential customers, has nothing to do with it.

## Description

A 2 & 3 storey property with brick elevations beneath a multi pitch slate roof, with a series of single storey additions to the rear. There is a surfaced and lined car park to the rear with c.24 car parking spaces. There is an enclosed yard to the rear and the to the right hand side, there is a beer garden with timber picnic tables providing c.120 covers.



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## Trade

The Wilton Arms currently trades as Mangiamo, an Italian inspired pub concept.

The current tenancy is coming to an end and our client is looking for a new tenant. This is an opportunity to return the pub to its community roots or alternatively, the property is large enough to try a number of different trading styles.

We understand that the property is open from 12 noon every day, closing at 11pm during the week and at 1am on Friday and Saturday.

## Accommodation

Briefly comprises;

### Ground Floor

Restaurant/dining room to the left hand side. This room is split level and has a feature dome in the ceiling. It has a carpeted floor and a timber panel dado. Timber tables & chairs, together with x2 sections of diner style fixed seating, provide c.86 covers. Ladies & gents customer toilets.

To the right hand side, there is a traditional pub - this area is a series of interconnected rooms, providing an effectively open plan trading area. The front snug room to the centre of the property has a timber floor, fixed vinyl button back seating to the perimeter and a darts area. The servery has a timber fascia & top and a brass effect foot rest. The main lounge (to the right of the property) has a variety of carpeted, tiled and timber flooring. The servery has a timber fascia & top, and a brass effect foot rest.

### Basement

Beer cellar, store room, spirit store and boiler room.

### First Floor

Function room with carpeted floor and timber dance floor. There are x2 feature fireplaces, together with ladies & gents customer toilets. Store rooms x2.

Private living accommodation is provided by way of a x1 bed assistant manager's studio (not inspected). There is also a manager's flat comprising x2 bedrooms, living room, kitchen and bathroom.

### Second Floor

Not currently in use and semi derelict, but there are x7 rooms on this floor.

## Tenure

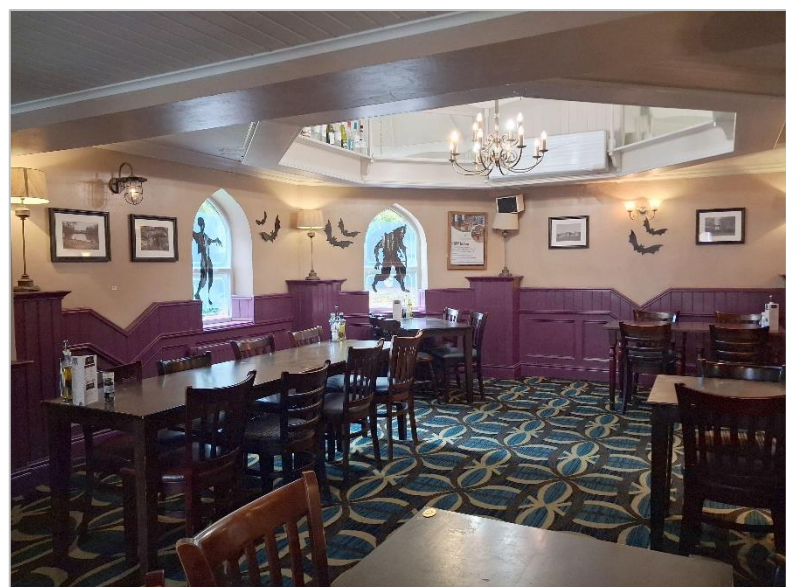
Leasehold

The property is available on a new 10 year lease on FRI terms at a Guide Rent of £35,000 per annum.

The lease will be tied for the purchase of wet products with a 50/50 share of machine income.

## Fixtures & Fittings

The successful Tenant will be required to purchase the Fixtures & Fittings at Valuation on the day of completion. Our client's most recent F&F valuation was £40,275 +VAT.



## Ingoing Requirement

In addition to the purchase of the F&F (c.£40,275 +VAT), the Tenant will be required to pay a deposit bond equivalent to one quarter's rent, a month's rent in advance, purchase stock on completion, pay fees and have funds to provide working capital for the business.

We estimate this will be in the region of **£30,000**.

Please note that our client has suggested that they could potentially assist suitable applicants by offering flexible terms - for instance and if necessary, the deposit could be built up over time, or the F&F could be paid in instalments. However, any assistance offered would be applicant dependant.

## Application Procedure

All interested parties will be required to complete the M&B Application form. This can be obtained by contacting Fleurets.

## Planning

The property is not listed and does not lie in a Conservation area.

## Licence

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

Sale by retail of alcohol  
Monday to Sunday 07.00 am to 02.00 am

Live music and playing of recorded music.  
Monday to Sunday 07.00 am to 01.00 am

## Business Rates & Council Tax

The property is in an area administered by Rochdale Council. The 2023 Rateable Value has been assessed at £38,000.

The domestic accommodation is within Band B 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 as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

## 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.



For further information please log onto **fleurets.com** or contact:

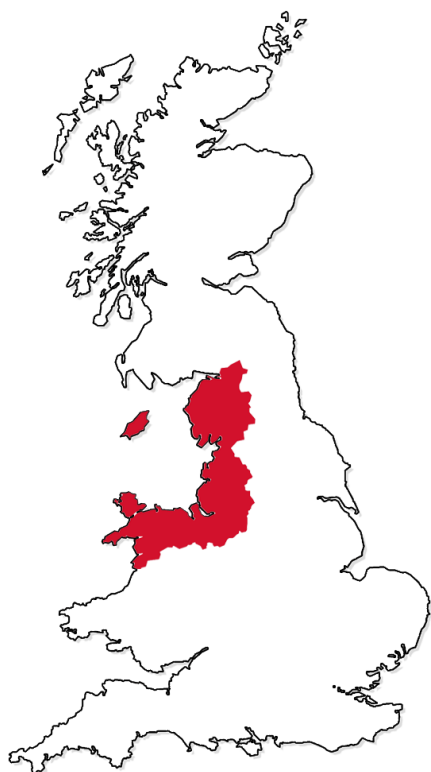
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