

## Gardners Arms

330 Grimshaw Lane, Middleton, M24 2AU

Rent Guide	Potential Turnover
<b>£8,000 + VAT</b>	<b>£289,000</b>
Per annum	

Traditional Community  
Pub

Beer Garden

Living Quarters



### Guideline Ingoing Costs

Bond	£5,000
Service Charge	£4,000
Stock and glassware	£5,000
Total Ingoing fees †	£14,000

† If you don't have all the funding available immediately, talk to us



## Overview

A great opportunity to take the reins of a traditional community pub in Middleton situated next to J W Lees Greengate Brewery, the pub has a reputation as a much-loved local and is known for its friendly atmosphere, quality drinks, and superb beer garden — the ideal spot to relax and enjoy a pint.

## Trading Facilities

Step inside The Gardners Arms and discover a warm, welcoming, open-plan pub designed for comfort, character, and community. The space features a smart blend of fixed and loose seating, stylish décor, and a layout that balances modern convenience with traditional pub charm. At the heart of the venue sits a central bar servery that connects four distinct drinking areas.

To the front, two cosy lounges—each complete with open fires and TVs—offer the perfect setting for catching up with friends or watching live sport. A dedicated pool area adds to the lively atmosphere, while a spacious rear section flows through patio doors into the impressive beer garden.

Outside, guests will find a large, beautifully kept garden complete with a patio, two attractive pagodas, and plenty of seating—an unbeatable social hub in the warmer months and a major attraction for both locals and visitors.

## Highlights

- Thriving wet-led pub known for quality drinks and genuine hospitality
- Strong reputation for live sports
- A favourite spot for traditional pub entertainment and community gatherings
- Exceptional beer garden with superb outdoor trading potential
- Ideally located right next door to the brewery

There is a car park to the side of the pub with 12 parking spaces

## Private Accommodation

Comfortable and well-presented private accommodation is located on-site, comprising a kitchen, bathroom, living room, office, and three bedrooms — ideal for an operator or family looking to live and work on the premises



## Barrelage

Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)	Total Composite
2020 / 21	81	319	117	42	630	88
2021 / 22	267	2,073	390	191	1,881	294
2022 / 23	262	2,797	593	258	2,060	297
2023 / 24	246	2,138	395	175	1,149	270
2024 / 25	207	1,427	510	132	993	226