Carters Arms

610 Manchester Old Road, Middleton, Manchester, M24 4PW

Potential Turnover	Expected Earnings
£338,000	£70,980 (baseline – great potential to boost much further)

Retail Operator | Community Wet Led Pub | Beer garden | Living Accommodation



Guideline Ingoing Costs

Bond	£5,000
Service Charge	£0
Stock and glassware	£0
Total Ingoing fees	£5,000

Overview

Newly refurbished pub (following investment in November 2026) in excellent condition following a 6-figure investment, located in a highly populated residential area of Middleton.

This is an excellent opportunity for experienced pub professionals to run their own pub with the support of a 7th generation family brewery and pub company.

Rent-free accommodation

Full utilities paid: gas, electric & water (for the entire building including the accommodation)

Cost of Sky & TNT Sports included

Entertainment budget support

Business rates covered

Trading Facilities

Wet-only operation

The pub has two main areas which are all served by one bar. There's a cosy bar lounge as well as an expansive room at the back with pool and darts.

Throughout the pub there are top quality television and speaker facilities.

There's also a beer terrace to the rear with external TV.

Private Accommodation

The private accommodation is made up of four bedrooms, a lounge living room, a bathroom and a kitchen, ideal for a family.