

"Dish" Restaurant & Bar

232 Almond Brook Road, Standish, Wigan WN6 0SS

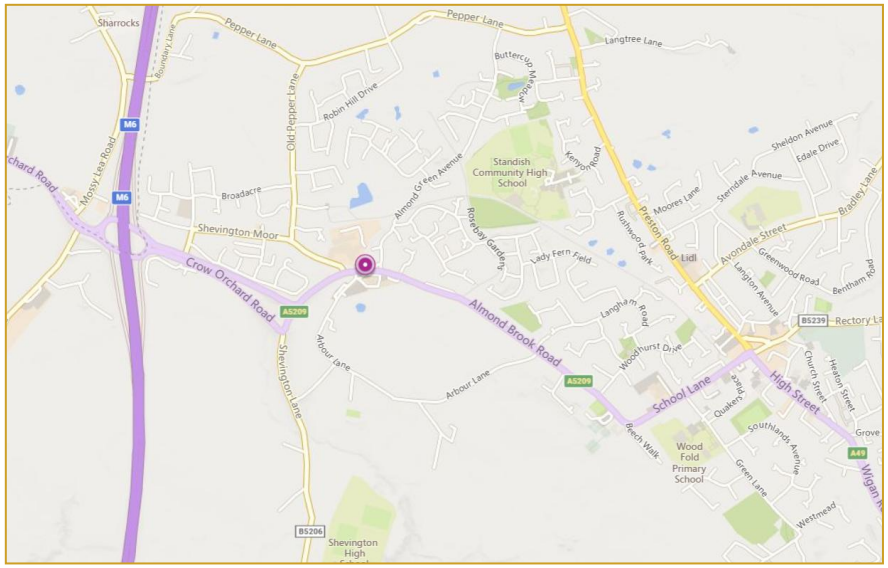
Freehold restaurant & bar plus accommodation

PARKINSON
REAL ESTATE

e: info@parkinsonre.com
w: parkinsonre.com

Key Highlights

- **Well established freehold restaurant.**
- **Fully fitted restaurant & bar with 40 covers plus external seating.**
- **Self-contained spacious 2 bedroom flat.**
- **Recently closed due to retirement.**
- **Available freehold or leasehold.**



Location

Dish is located in a prominent position fronting the main arterial road leading from J27 of the M6 motorway into the township of Standish.

It is situated amongst other commercial occupiers including a day nursery adjacent, public house and 2 operational hotels within walking distance and high-density residential accommodation surrounding.

J27 of the M6 motorway is accessible within a few minutes (approximately 1 mile) whilst Standish township centre is also within walking distance or a short drive (again, less than 1 mile). A well lit and recently surfaced bridleway is accessible and provides a pleasant and easy walk into Standish centre. The restaurants position enables it to attract both local residents and visitors from a wide, highly populated, catchment.

Description

The property comprises a 2 storey (plus attic), detached building of traditional construction featuring attractive retail/commercial frontage. The upper floors provide both ancillary accommodation to the restaurant and also a spacious, self-contained, 2-bedroom apartment/flat.

There is access to the rear of the property via a gated walkway which leads to a stairwell providing self-contained access to the flat, which can also be accessed via a secure door from the 1st floor landing where the restaurant WCs are situated.

The cellar area and stores are positioned to the rear whilst to the front is a roadside seating area with extendable canopy coverage.

Services

It is understood that mains water, drainage, gas and electricity are available to the property. Please note service connections have not been confirmed nor any appliances tested

Commentary

The restaurant and bar have undergone an extensive refurbishment and is fully fitted out to create an atmospheric dining environment. An open kitchen with feature wood fired pizza oven adds to authenticity and a well-appointed spacious bar area could present greater opportunity for wet trade if a new operator were to take the business a less formal dining experience route. At present, internally, the dining area provides approximately 40 covers with additional covers provided by the external seating as required. Beyond the dining area is a well equipped, commercial, catering kitchen and beyond this is a disabled customer WC facility and stairs leading to further customer WC facilities and entrance to the self-contained flat. Within the attic, which is accessible by a stairwell, from the landing where the WCs are located is an office and useful storage space. The 1st floor flat provides for 2-bedrooms, spacious kitchen and dining area, living space and bathroom.

Fixtures and Fittings

All fixture and fittings to be included in the sale. A full inventory is available upon request.

Opportunity

Dish represents a rare opportunity to acquire an established and highly regarded restaurant on the outskirts of the densely populated township of Standish. The business has built an excellent reputation and through retirement of the principals offers opportunity to a discerning operator to build upon the already well-established customer base offering significant scope for longer operating hours, greater wet sales which could all enhance profitability.

The restaurant is closed at present however it is believed that an early purchase would offer scope to benefit the goodwill the restaurant has generated during its successful period of trading.

Staff

As the business has now closed, staff will not be available to transfer and any ingoing operator will have the opportunity to appoint their own team.

Trading Information

The business is no longer trading however having only recently closed trading figures are available however it should be noted that these figures represent turnover obtained from a limited opening and trading schedule and a managed highly staffed operation with opportunity to improve significantly on said figures by trading additional opening hours and with owner managers in situ.

Tenure

We understand the property is held freehold. The opportunity is available by way of freehold or leasehold. Our clients are open to selling as a whole, renting as a whole or just the restaurant.

Business Rates & Council Tax

The current rateable value (1st April 2026 to present) is £9,400.

The flat has a council tax band A

Premises Licence

Full premises licence in place allowing opening hours Monday – Saturday 08.00 – 23.00 and Sunday 09.00 – 20.00.

The sale of alcohol, for consumption, on the premises, is permitted Monday – Saturday 08.00 – 22.30 and Sunday 10.30 – 21.00.














234


234

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction however a solicitors undertaking or abortive cost deposit will be required prior to release of any documentation.

EPC

The property has an Energy Performance Certificate with a rating of B-50 valid until July 2036.

VAT

All prices quoted are exclusive of VAT. We understand that VAT is applicable and payable at the prevailing rate.

Further Information

Further information can be obtained from the agents and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

Money Laundering Regulations – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract. **Ref: AG0919** **Oct 2026**

PARKINSON
REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY APPOINTMENT WITH THE AGENTS

Wigan Office
10 Beecham Court
Wigan WN3 6PR

T: 01942 741800

Preston Office
4 Winckley Court
Preston PR1 8BU

T: 01772 876456

Manchester Office
3rd Floor Centurion House
129 Deansgate
Manchester M3 3WR

T: 0161 930 8499

RICS Regulated by RICS