



Unicorn Inn

Adlington Road, Wilmslow, Cheshire SK9 2LN

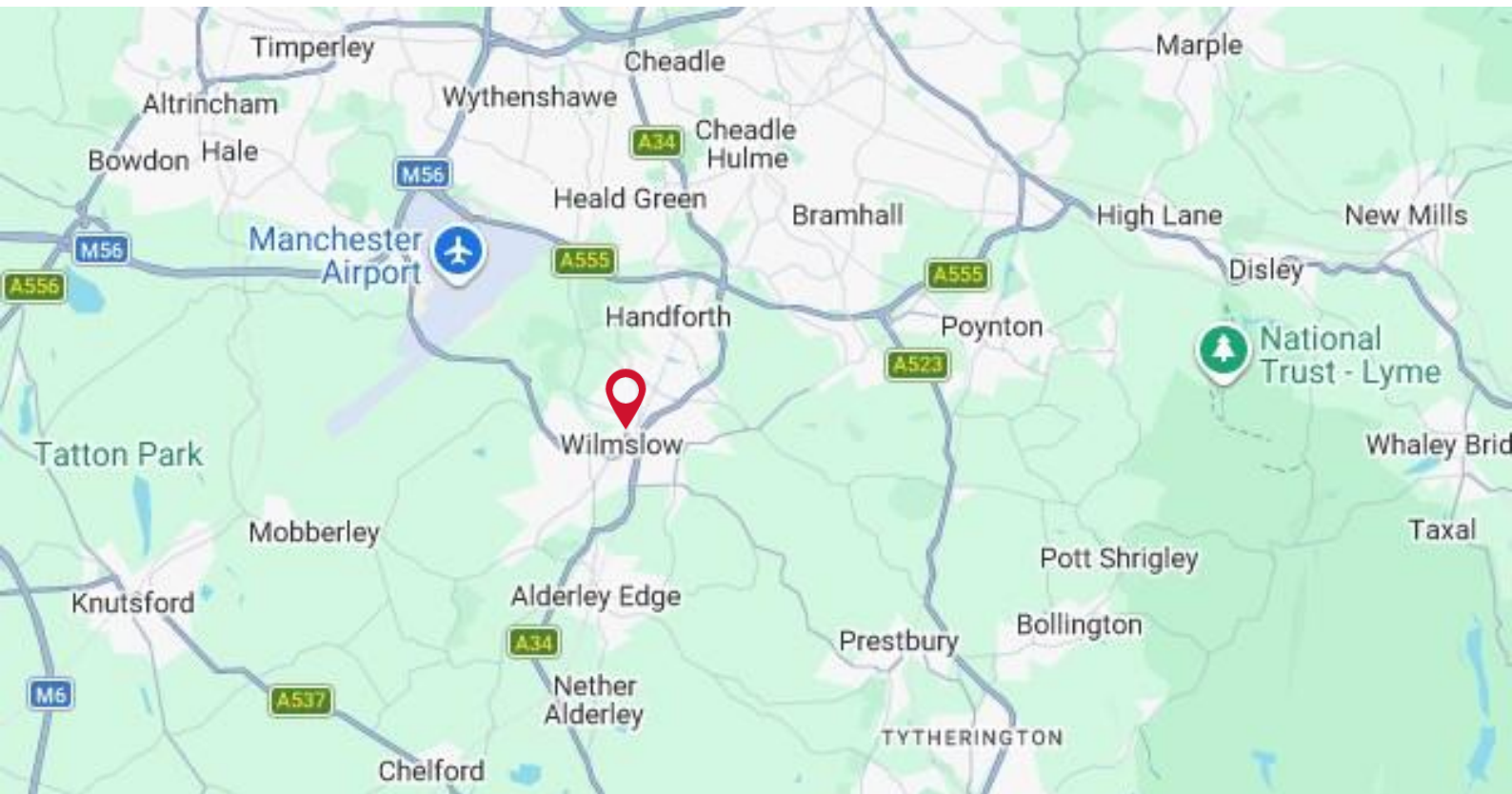
Tenure

Leasehold

Price

Offers Invited +VAT

- Destination foodhouse
- Pub lounge 60 covers. Dining room c.42 covers
- Customer car park c.96 spaces
- Beer patio with c.100 covers
- 3 bed private flat



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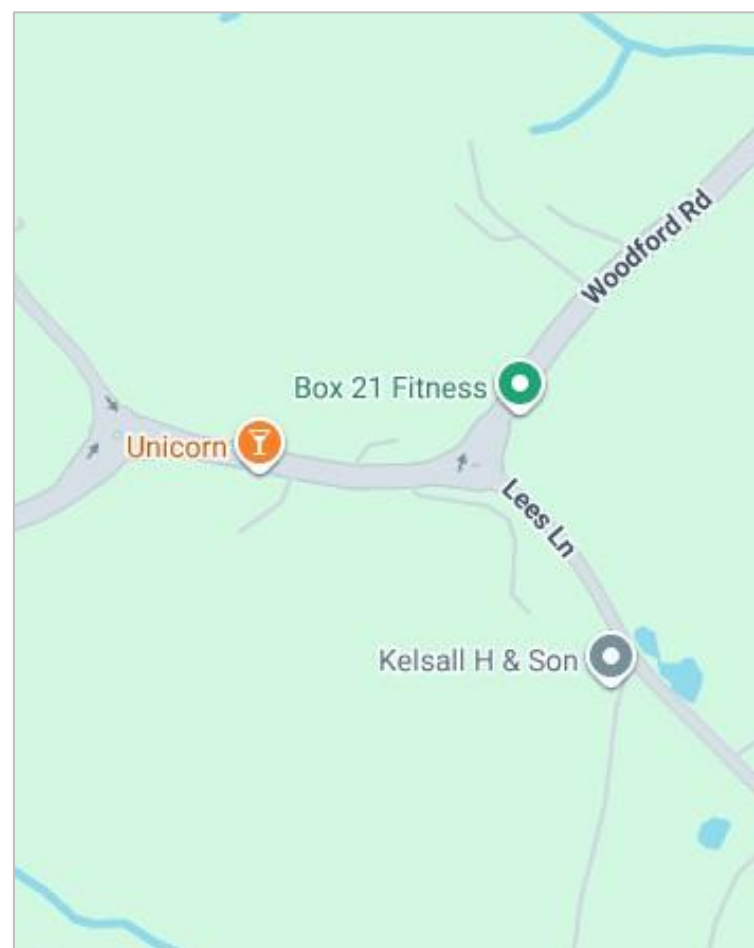
Location

The Unicorn is positioned in a semi-rural area, at the interchange of the A5102 and the B5358, approximately 2 miles east of Wilmslow town centre and 7 miles south of Stockport. The Unicorn is close to the Deanwater Hotel and enjoys a semi-rural outlook and a high value catchment area.

Description

A 2 storey detached property with brick elevations beneath a pitched slate roof, with single storey flat roof additions to the rear.

There is a beer patio to the rear which is furnished with metal and timber garden furniture (c.100 covers), and this area also incorporates a smoking shelter. There is also a surfaced and lined car park with c.96 spaces.



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Trade

The Unicorn operates as a destination food house benefitting from good road connections and an affluent catchment area. The property enjoys both local and drive-to trade. There is a good mix of wet and dry sales and food is offered throughout the day.

Financial information is available upon request.

Accommodation

Ground Floor

Effectively open plan but with little feature areas that add interest. The bar area to the front and left-hand side has a tiled, timber and carpeted floor, a beamed ceiling and 4 feature fireplaces. It is furnished with timber tables and chairs. The servery has a timber fascia and top with a brass effect footrest.

The snug room to the left-hand side of the property has a tiled floor, feature fireplace, darts area and is furnished with timber tables and chairs. To the rear is a games room and this is split level with timber and tiled flooring, exposed roof timbers, feature fireplace, pool area and darts area. It is furnished with timber tables and chairs together with pew style fixed seating.

There is a dining room to the right-hand side of the property and this has c.42 covers. It has a carpeted floor, beamed ceiling and exposed roof timbers. It is furnished with timber tables & chairs and pew style fixed seating. There is a kitchen with Altro floor, a range of stainless-steel catering equipment, walk-in refrigerator, pantry and wash area.

First Floor

Private living accommodation comprising three bedrooms, living room, kitchen, bathroom and office.



Basement

Beer cellar.

Floor & Site Areas

Total Floor approx. 387 sq m GIA (4,165 sq ft)

Site Area approx. 1.917 acres

The Floor Area is taken from the EPC and the Site Area is taken from Edozo Maps. This information is ONLY to be used as an indicative guide to the size of the unit.

Tenure

Leasehold.

The property is occupied on a lease expiring 23 June 2034 at a current rent of £227,041 per annum from December 2025, which is subject to annual fixed rental increases of 2.5%.

Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

Planning

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

Licence

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

Sale by retail of alcohol for consumption on/off the premises:

Monday to Wednesday	10.00 am to 12.00 am
Thursday	10.00 am to 01.00 am
Friday & Saturday	08.30 am to 01.00 am
Sunday	08.30 am to 12.00 am

Live Music:

Monday to Wednesday	10.00 am to 11.00 pm
Fri, Sat & Sun	08.30 am to 11.00 pm

Recorded Music:

Monday to Thursday	10.00 am to 12.00 am
Fri, Sat & Sun	08.30 am to 12.00 am

Business Rates & Council Tax

The property is in an area administered by Cheshire East Council.

Rateable Value as 1st April 2026 is £37,000

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band A 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.

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.

Viewing

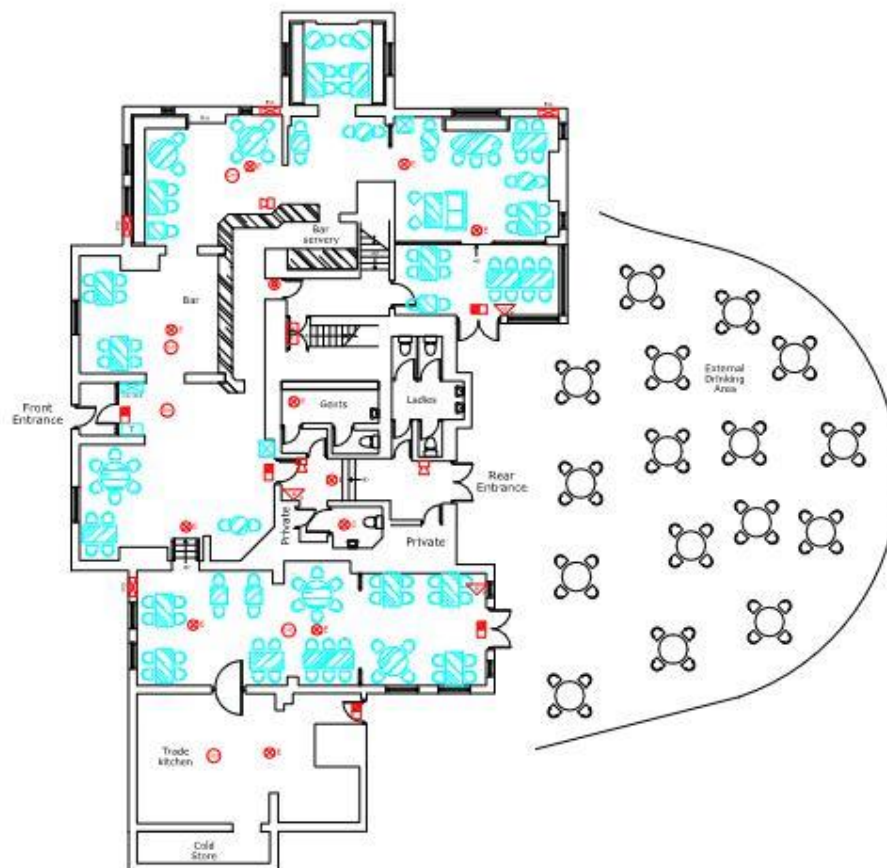
Strictly by appointment only through Fleurets Northwest Office on 0161 683 5445.

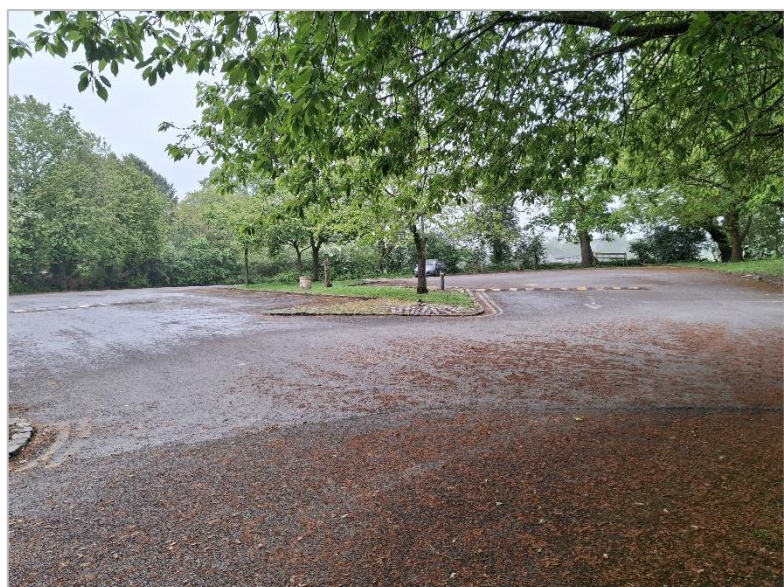
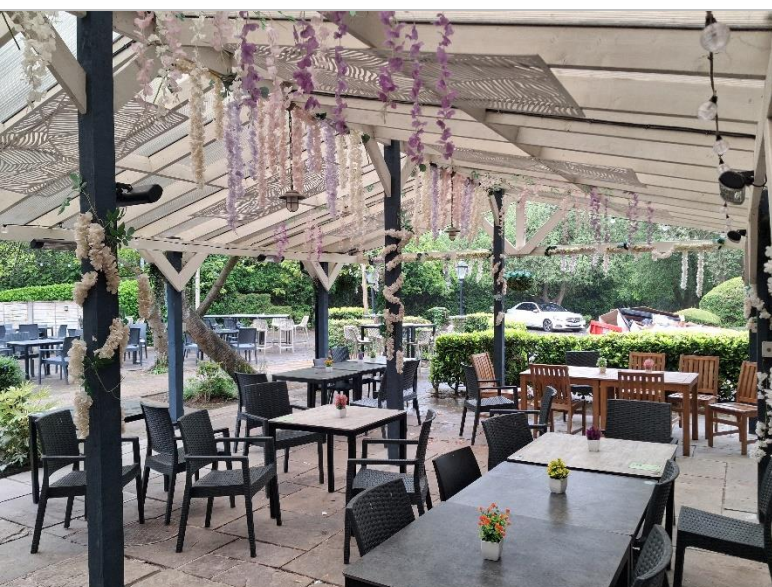
Money Laundering

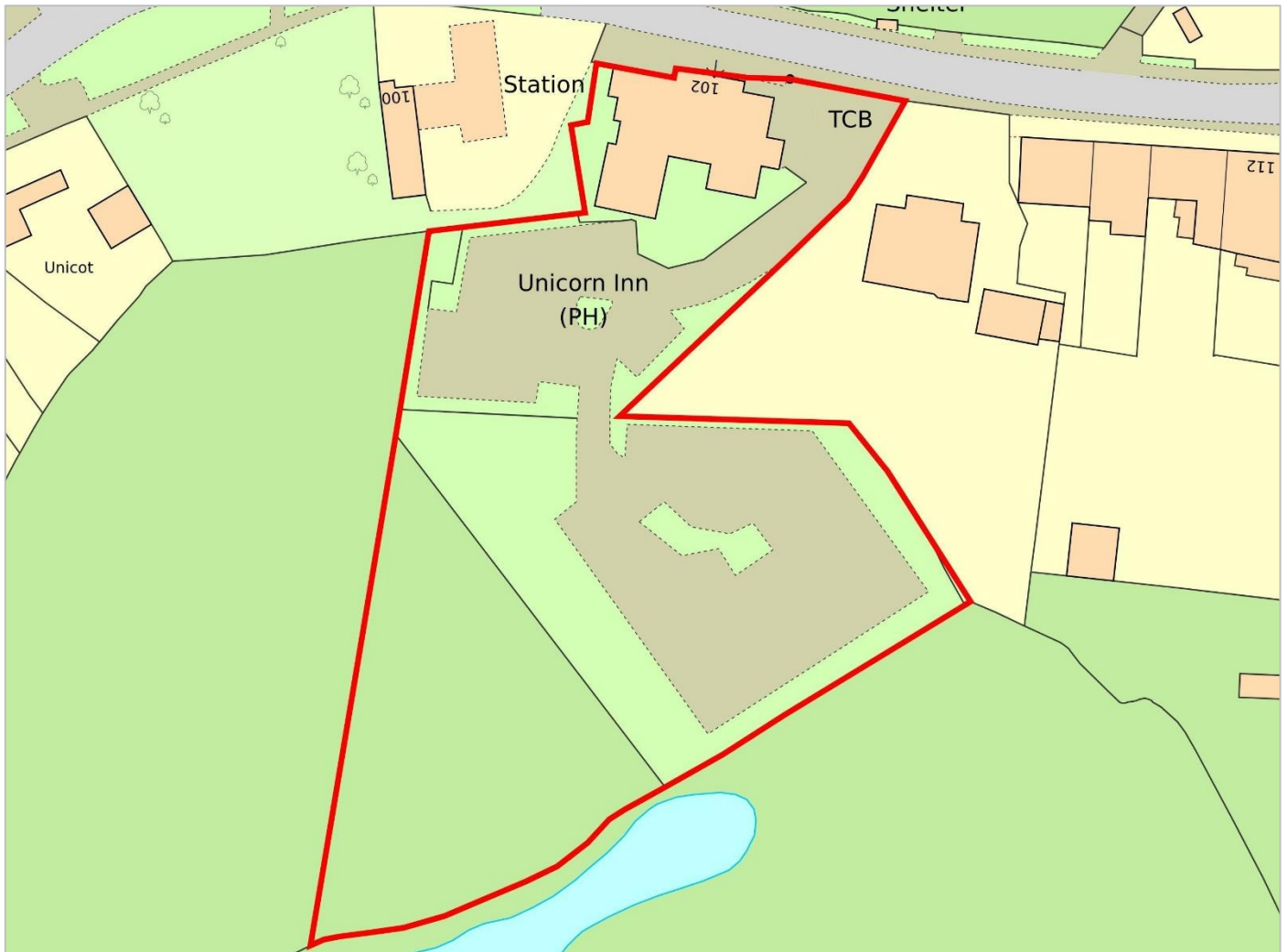
The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

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.







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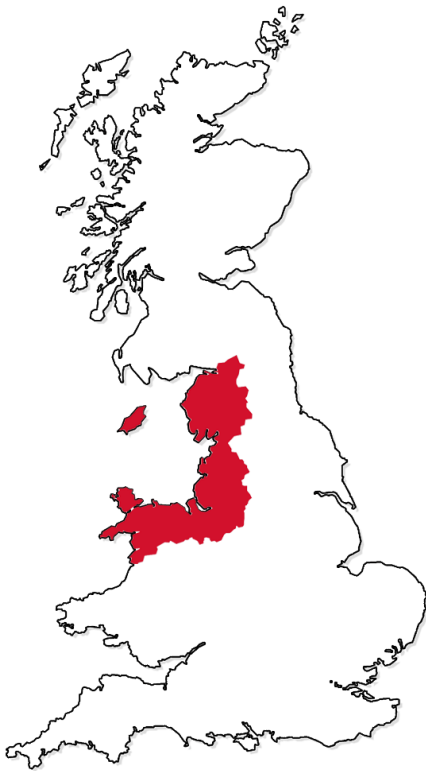
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