



Fred's Ale House

843 Stockport Road, Levenshulme, Manchester, Greater Manchester M19 3PW

Tenure
Freehold

Price
£375,000

BEST & FINAL BID DEADLINE
FRIDAY 29 MAY AT 5PM

- Suburban Bar
- "A" road location
- Trading areas on basement & ground floors
- External trading areas to front & rear
- May suit alternative use (stp)

Fleurets¹⁷
Leisure Property Specialists



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Location

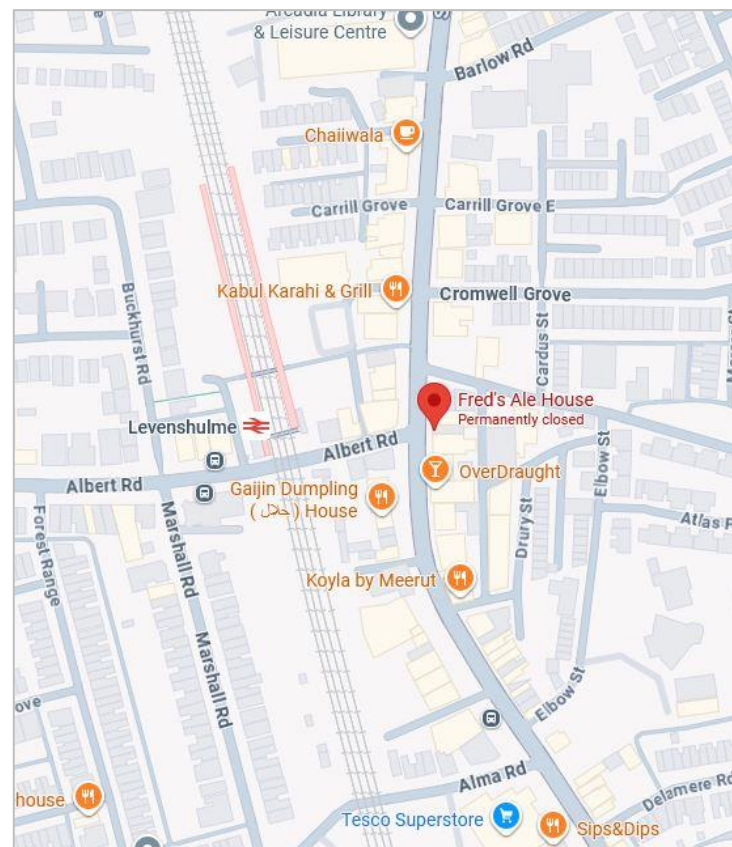
Fred's Ale House lies at the commercial heart of Levenshulme, on the busy A6, at the traffic light junction with Albert Road. There are other independently owned pubs, bars & restaurants close by.

Levenshulme itself is a diverse suburb, positioned equidistant from Manchester and Stockport (3.5 miles). Levenshulme has a diverse population of 19,648, (as of the 2021 Census).

Description

A 3 storey mid terrace property with brick elevations beneath a multi pitch slate roof. There is a roller shutter to the front entrance behind which is a small smoking area, leading to a semi-enclosed entrance vestibule, benefitting from bi-fold windows.

To the rear, there is a single storey flat roof addition and an enclosed yard which is utilised as a beer patio.



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Trade

Freds Ale House is currently closed and has ceased trading but it previously traded as a bar specialising in craft and real ale - no trading information is available. However, it remains in excellent condition and as such, represents a "turnkey" opportunity for a purchaser looking to trade with a similar concept. An experienced operator may feel that they would be able to re-establish the business or create another kind of community bar.

Alternatively, other purchasers may feel that the property is now better suited to an alternative use, subject to the necessary permissions and consents.

Accommodation

Ground Floor

The main trading area is accessed from the front of the property where there is a semi-enclosed vestibule, which benefits from bi-fold windows and is furnished with leather chairs & sofa. This leads through to the open plan lounge area within. This has a timber floor and is furnished with timber tables & chairs. In addition, there is a drinking shelf to the perimeter and high bar stools. The serving counter has a timber fascia and stone granite style top. To the rear are disabled toilets.

First Floor

Currently utilised as an office, there is a room to the front which has a timber floor and which had previously been utilised as a small private space / dining room for c.14 covers. Ladies & gents customer toilets.

To the rear of the property is a roof terrace area which overlooks the rear beer garden.

Second Floor

Lounge. Kitchen. WC.

Basement

This area previously traded as "Fred's Arcade" but is now utilised as storage space. Ladies & gents customer toilets. Beer cellar.

Tenure

Freehold.

Site Areas

Site Area approx. 0.04 acres

The Site Area has been taken from Edozo Maps. This is only to be used as an indicative guide to the size of the unit.

Planning

Freds Ale House 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:
 Sunday to Thursday 08.00 am to 12.00 am
 Friday & Saturday 08.00 am to 01.00 am



Business Rates

The property is in an area administered by Manchester Council.

Rateable Value as of 1st April 2026 is £18,750

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

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

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

Please note this property is closed, therefore formal viewing is strictly by appointment.

VAT

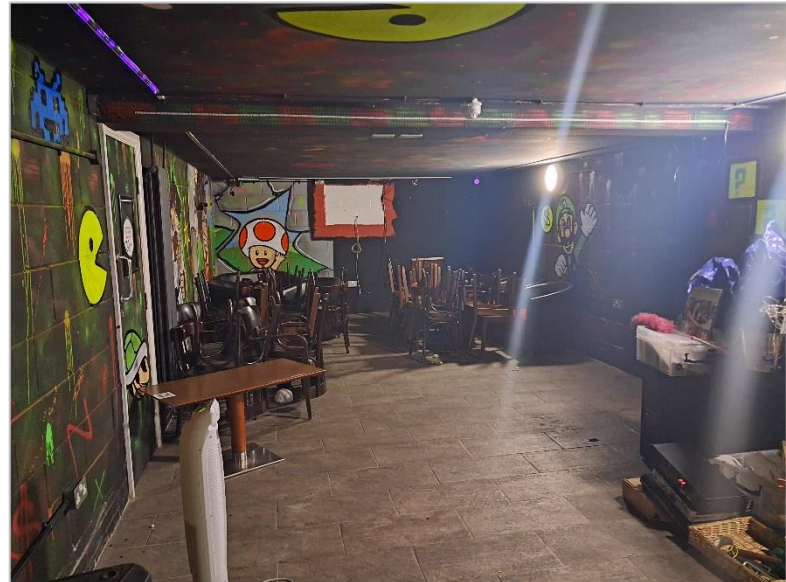
All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

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:

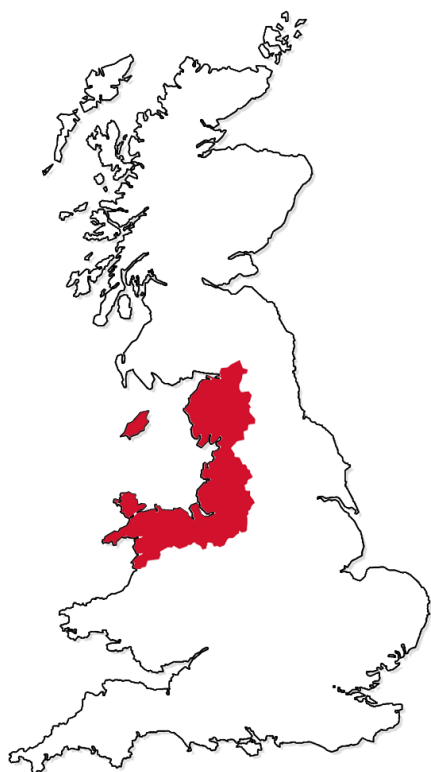
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