



**ABERCORN BUSINESS SALES**  
SUCCESSFULLY SELLING YOUR BUSINESS



**Craft Beer Taphouse and Street Food Business- The Courtyard  
Brewery for Sale**

Royton, Greater Manchester

**Asking Price: £110,000**

Reference: CFR-007 | Business Memorandum

**Asking Price:** Offer in the region of £110,000

**Current Turnover:** circa £270,000

**Website:** <https://sipcourtyard.co.uk/>

## Key Features

- Craft Beer Excellence: 10 draft beer lines featuring a wide variety of high-quality craft beers.
- Street Food Innovation: Regularly changing street food vendors, keeping the menu fresh and enticing.
- Community Focus: Active in running clubs and events, such as a Running Club, a Veterans Football Club, and a Cycling Club.
- Loyal Clientele: Over 125 active members and strong social media presence with 3,700+ Instagram and 3,800+ Facebook followers.
- Vested Community Support: Crowdfunded by the community, fostering deep local engagement.
- Turnkey Operation: Well-trained staff, modern EPOS systems (Clover), and card payment technology (Dojo) ensure smooth operations.

## Financial Highlights

The business has shown impressive growth in revenue and profitability since its inception, demonstrating strong financial performance:

Financial Year	Turnover (£)	Gross Profit (£)	Adj EBITDA (£)
Year 2023	£310,016*	£177,735*	c£35,000
Year 2022	£268,210	£81,288	c£37,000
Year 2021	£175,416	£70,219	c£45,000

\*Note: 2023 accounts include a £90,000 recharge to a sister company, which should be excluded for accurate representation of profits.

\*\*Adjusted EBITDA pre director drawings

## Business Overview

Established in 2020, this highly successful craft beer bar and street food venue offers a unique hospitality experience in the bustling and growing town of Royton, Greater Manchester.

Known for its high-quality craft beer, rotating street food vendors, and community-focused ethos, the business has become a favourite among locals, with a loyal membership base and excellent reputation.

Strategically located in the heart of Royton, the business benefits from a prominent position in a lively hospitality area, offering significant foot traffic and a growing clientele.

The industrial-chic decor, combined with exceptional customer service and unique offerings, sets it apart from other establishments in the area.

The business has seen consistent growth since its inception and represents an exciting opportunity for an investor or an owner-operator to take over and further develop its potential.

## Lease Information:

- Leasehold with 8 years remaining. Lease Renewable.
- Annual rent: £12,100 plus £1,200 insurance.
- Rates: Minimal (< £400 per annum).

## Premises:

Housed in a historic single-story building dating back over 80 years, the premises were stripped and rebuilt from scratch to create a unique industrial-themed environment. Features include:

- Fully equipped commercial kitchen.
- Dedicated cold room for beer storage.
- Customer toilet block.
- Security systems: alarm, grills, and CCTV.

Located in the heart of Royton, the venue sits at a prime intersection within a vibrant hospitality hub, ensuring excellent visibility and accessibility.

## Opening Hours:

- Monday: Closed
- Tuesday - Thursday: 4 PM - Midnight
- Friday - Saturday: 12 PM - Midnight
- Sunday: 12 PM - 10 PM

## Opportunities for Growth:

- The business offers a wealth of untapped potential for an enthusiastic new owner, including:
- Increased Hours and Daytime Operations: Introducing daytime food service to attract a lunch crowd and nearly double revenue.
- Enhanced Marketing and social media: Building on its strong social media presence to further grow brand recognition and customer base.
- Expanded Community Initiatives: Developing additional community clubs and events to deepen local engagement.
- Owner Involvement: A more hands-on owner could significantly reduce staffing costs and increase profitability.

## Why This Business Stands Out:

- Unique Offerings: High-quality craft beer and a rotating selection of street food, unlike any other venue in the area.
- Community-Centric Ethos: Deep connections with the local community foster customer loyalty.
- Prime Location: Situated in the heart of a thriving hospitality scene in Royton.
- Proven Track Record: Strong financial performance and increasing profitability year-on-year.
- Turnkey Operation: Fully operational with trained staff and modern systems in place.

**Support and Handover:** The current owner is committed to ensuring a smooth transition for the new owner and will provide handover training. The business is straightforward to operate and does not require technical knowledge.



**ABERCORN BUSINESS SALES**  
SUCCESSFULLY SELLING YOUR BUSINESS

## Next Steps & Contact

Abercorn Business Sales

0800 246 13 13

[expert@abercornbusinesssales.com](mailto:expert@abercornbusinesssales.com)

[abercornbusinesssales.com](http://abercornbusinesssales.com)