

Business For Sale

**Well Appointed Leasehold Bar
with Separate Two Bedroom Flat**

To Let: £18,000 Per Annum

Premium: £100,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

The Pines, 3 Hillside Road, Southport, Merseyside PR8 4QB

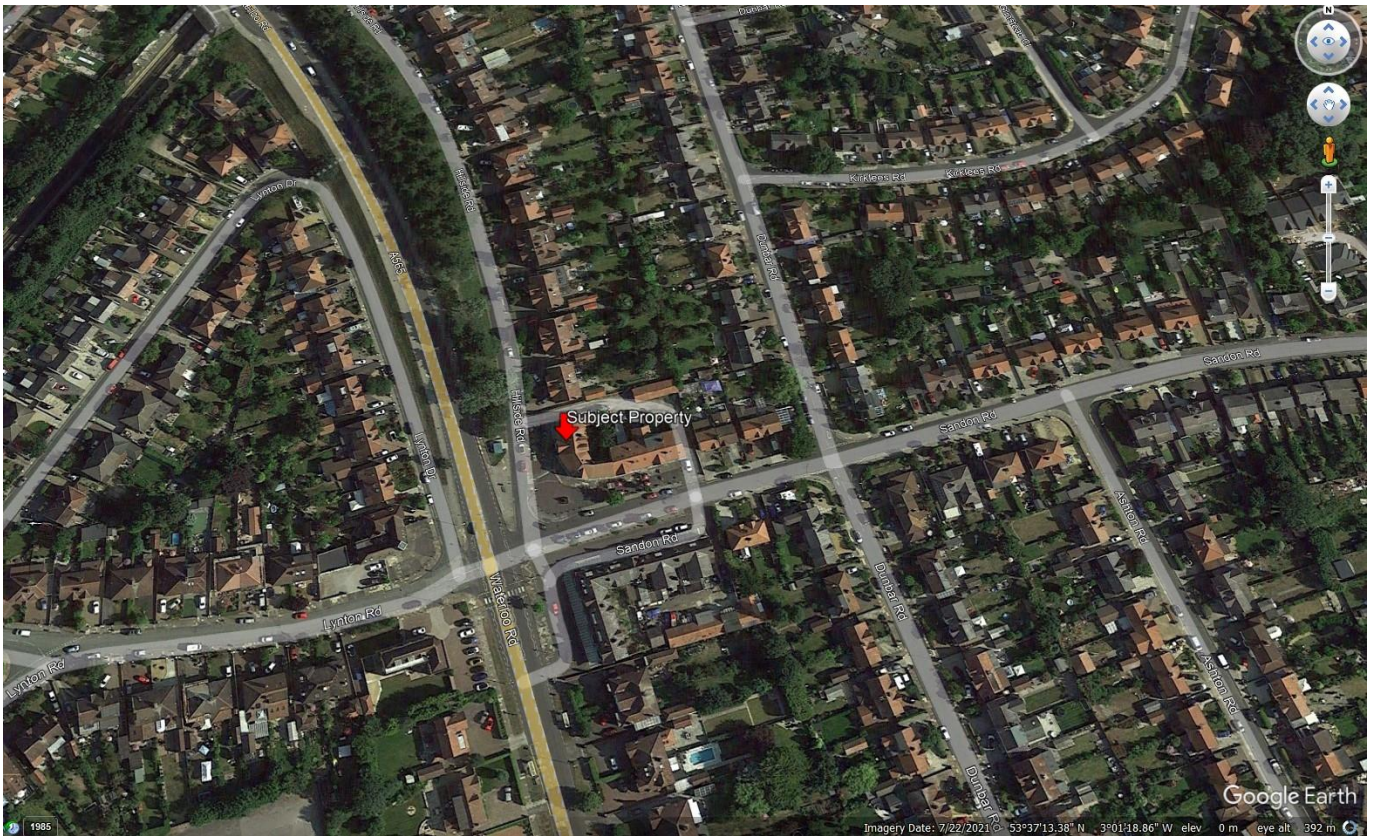


- **Exceptionally Well Appointed Leasehold Bar For Sale in a Prominent and Affluent Location to Hillside, Southport.**
- **To Include Separate 2/3 Bedroom Apartment Above.**
- **Premium to be Inclusive of All Fixtures & Fittings and Stock - Inventory Available on Request.**
- **Fully Fitted Out and Ready for Immediate Ongoing Trade.**
- **Audited Accounts Available.**



**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

Location: The Pines is situated to Hillside just north of Southport town centre, close to Royal Birkdale & Hillside Golf Courses and visible from the A565, which is a busy thoroughfare from Southport through to Birkdale, Ainsdale, Formby and Liverpool to the South.

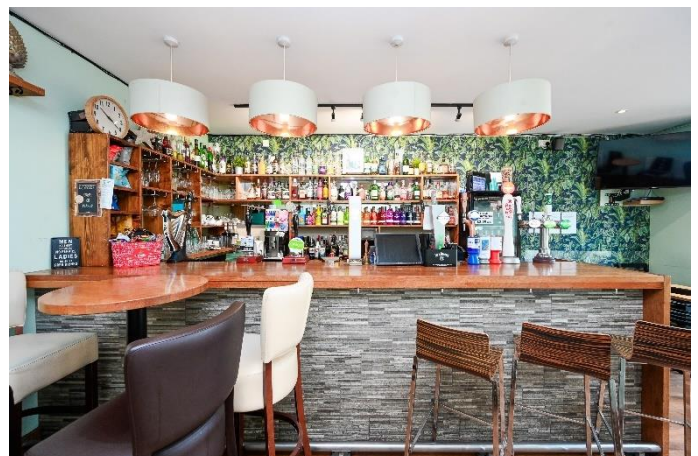


Description: Well Appointed Leasehold Bar For Sale - Premium: £100,000

The popular bar has been extensively fitted out by the current tenants to provide bi-folding glazed doors to the front elevation, external seating area. Internally there is bar area complete with fridges and storage, till, etc, in addition to storage, beer cellar beyond, WC, food preparation area and externally a secure storage container unit to the rear. An inventory of the extensive fixtures & fittings & audited accounts are available on request, together with an inventory and estimate of wet stock.

The property also has a well appointed 2/3 bedroom flat with lounge/dining room to the front, with office/bedroom 3, kitchen, bedroom 2 and bathroom and stairs leading to the master bedroom on second floor.

Owners may give consideration to a sale of the property and business "all in" circa £350,000. Further details upon application.







Terms: Available by way of a new lease, a full inventory & accounts are available on request and subject to an appropriate non disclosure/confidentiality agreement – further details on application.

Rent: £18,000 per annum.

Premium: £100,000 plus VAT (if applicable), such premium to be inclusive of all fixtures & fittings and wet stock on completion.

Proposals are invited to rent both the bar and flat circa £1,500 per calander month (exclusive of all other outgoings), however we understand the owner may consider leasing of the bar only circa £750 per calander month.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers / tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser / tenant.

VAT: All prices and rentals where quoted are exclusive of but may be subject to VAT.

Legal: All parties will be responsible for their own legal fees incurred.

Business Rates: The property is currently listed in the 2023 Business Rates list as having a Rateable Value of £5,750.

Tenants / purchasers are advised to contact the Valuation Office and Local Authority to qualify the likely payments and any reliefs that may apply.

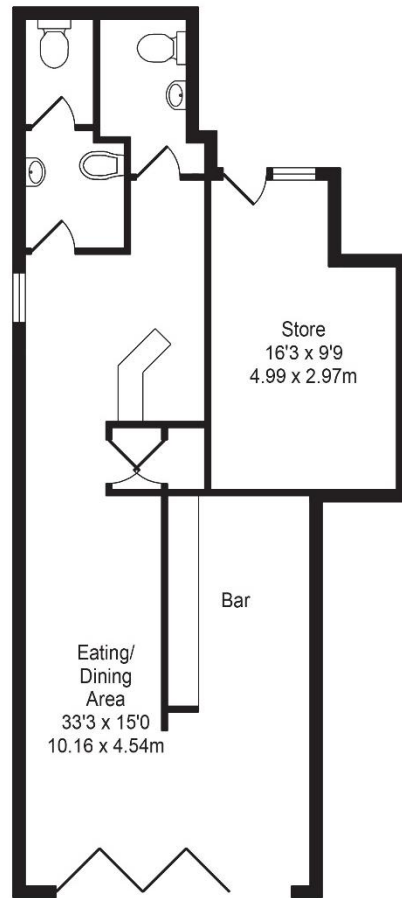
Council Tax: The flat has a council tax band of A.

EPC: A full copy of the EPC & Recommendation Report are available on request.

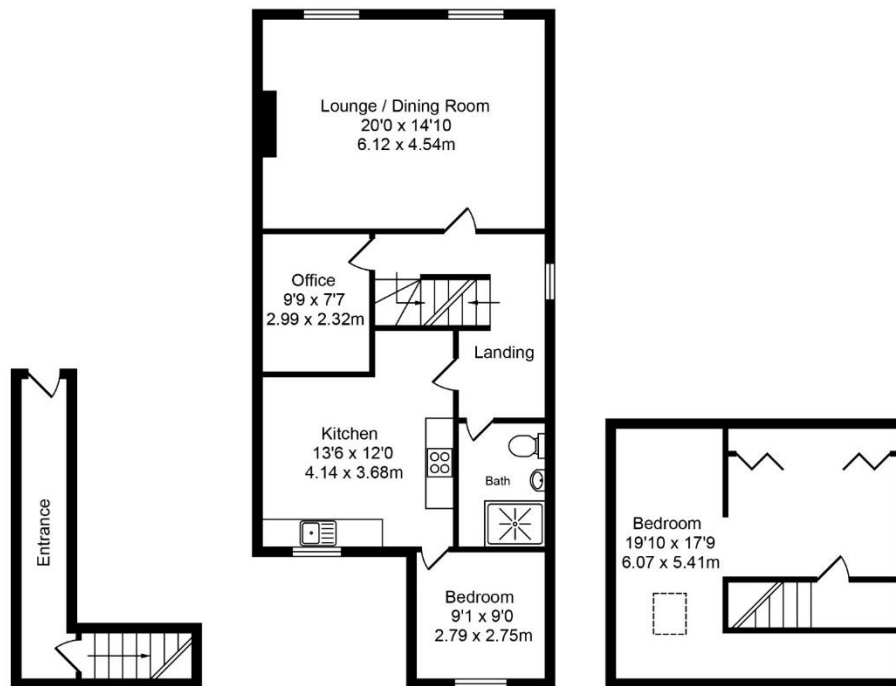
Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Accommodation: Floor plan not to scale and for indicative purposes only.

Ground Floor



First Floor / Second Floor



Ground Floor / Lower Floor

First Floor

Second Floor

Details Prepared 25 July 2023

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.

