

BUSINESS FOR SALE

**Well-Appointed Leasehold
Bar/Restaurant**

Rent: £15,000 per annum.

Premium: £57,950

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

187 Sussex Road, Southport, Merseyside PR8 6DG

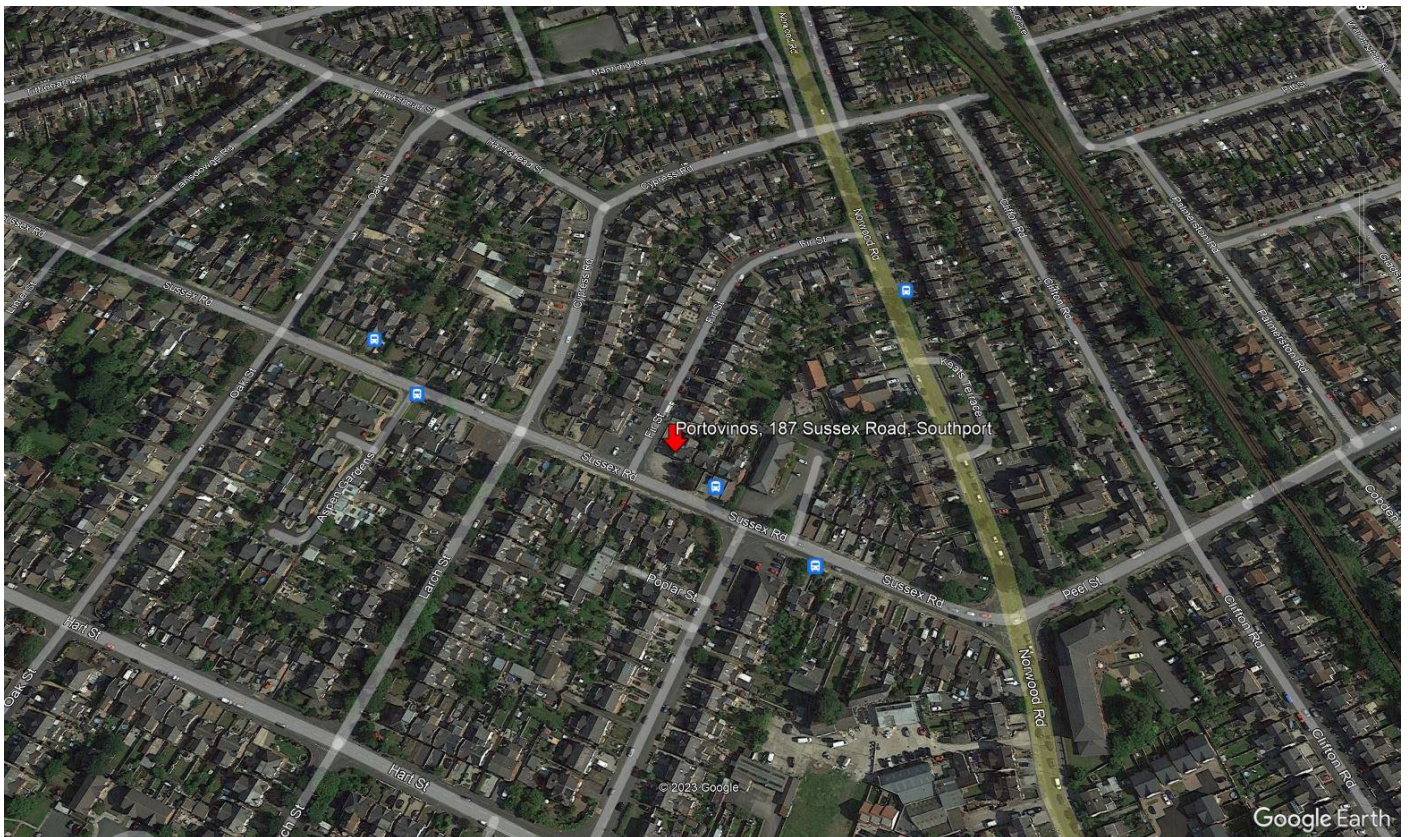


- Available due to retirement.
- Recently fitted out and well-appointed leasehold bar/restaurant.
- Fully Fitted commercial kitchen
- Complete back to brick refurbishment in 2022
- Premium to be inclusive of all fixtures and fittings. Inventory available on request. Stock at Valuation.
- Car Park
- Scope for extending outside area
- Scope to increase opening hours and product lines.
- Established within Residential Location
- Outstanding Reputation with a 4.8* on Google reviews.



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

Location: Portovino is situated at the junction of Sussex Road and Fir Street in a densely populated residential area, just outside Southport Town Centre, as indicated on the aerial image below.



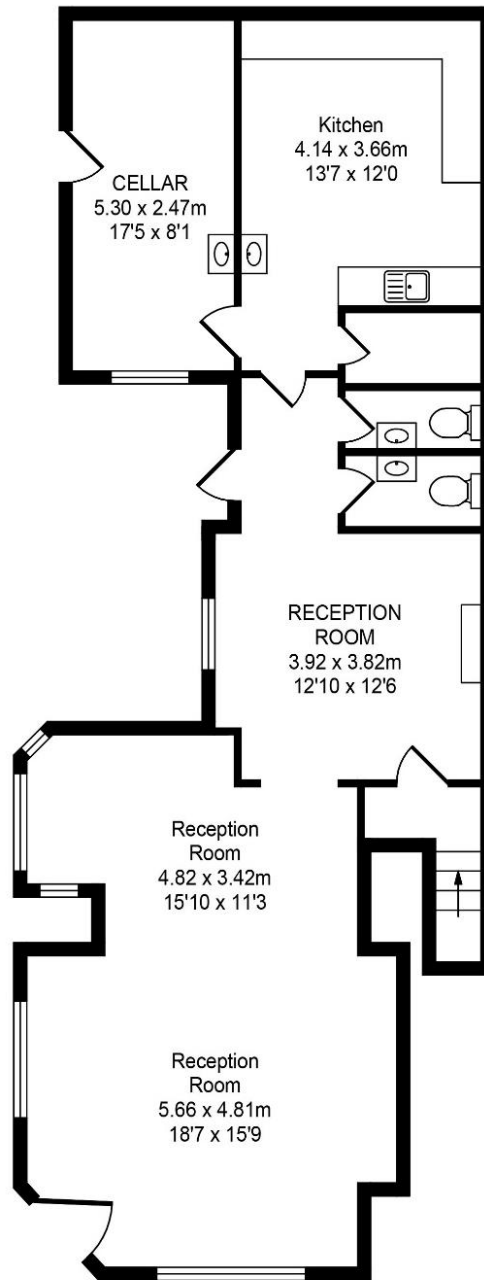
Description: The property was extensively refurbished and converted back to brick in 2022 and provides attractive and well-appointed bar/dining areas, together with male and female WCs, rear kitchen facility and beer/barrel storage. The property also benefits from plentiful external areas and there is scope to increase opening hours and food offerings.

A full inventory and precis of accounts are available on request and subject to appropriate non-disclosure / confidentiality agreement - further details on application.



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

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only





Rental: Available by way of a new lease for a term of years to be agreed at an annual rental of £15,000 per annum. References and deposit will be required.

Ingoing Premium: £57,950.

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

VAT: We understand VAT will not apply to the rental or ongoing premium.

Legal: All parties are responsible for their own legal costs.

Business Rates: The property is currently listed in the 2023 Business Rates list as having a Rateable Value of £12,750. The tenants/purchasers are advised to contact the Valuation Office or Local Authority to qualify their likely payments and any reliefs that may apply, such as small business rates exemption.

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.

Details Prepared 06 February 2024

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