

**FOR SALE**

**Long Established Leasehold  
Business In Birkdale Village**

**Premium: £65,000 (£45,000  
Business & £20,000 Fixtures and  
Fittings)**

**Rental: £12,000 Per Annum**

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**20 Liverpool Road, Birkdale PR8 4AY**



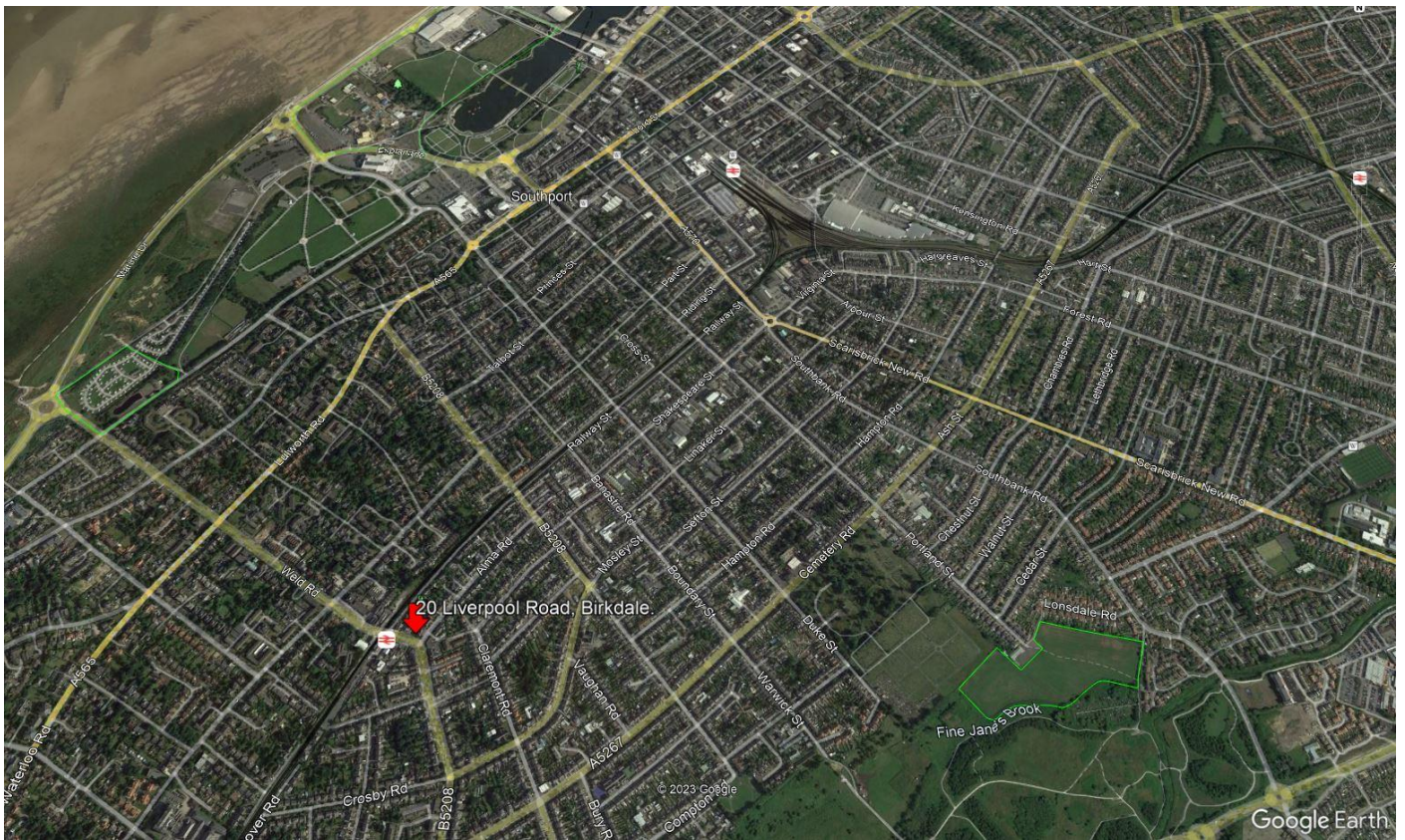
- Long established leasehold butcher's business for sale.
- Situated in a popular and affluent Birkdale village.
- Ingoing premium asking price £65,000.



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**Location:** The subject property is positioned to an attractive parade of period retail units within the popular, busy and affluent area of Birkdale Village. The long established butcher's business benefits from excellent fascia signage to Liverpool Road. Birkdale Village is situated approximately 1.7 miles from Southport Town Centre, and comprises a number of specialist local occupiers, restaurants and bars, in addition to national retailers and coffee shop operators.





**Description:** Leasehold business For Sale. Asking price £65,000 (£45,000 business, £20,000 fixtures and fittings).

List / inventory of fixtures and fittings available on request.

The unit comprises of a self-contained ground floor retail area, with prominent shopfront glazing. Copies of the various accounts are available on request, as is a copy of the existing lease. The rent passing is currently £12,000 per annum and we anticipate the landlords may be seeking a rental more in the region of £15,000 per annum, by way of a new lease.



## **Vendor's Business Precis**

I have been trading as a butcher for over 50 years - but its not quite over!

I started working for my Dad (Peter) in our Formby shop when I left school closely followed by brothers John and Chris.

We sold the Formby shop in 1973, John and Chris left the butchery trade. I started another business in Ainsdale in 1974.

At that time there were four other butchers in our village, competition was fierce but friendly. The business thrived and over the ensuing years although other butchers dropped out – Brouchs kept trading.

In 1996 an opportunity presented itself to buy a butcher's shop in Birkdale, the shop was really something special. It had previously been owned by Harry Leigh – a man of great enterprise. Harry had his own slaughterhouse and regularly drove his animals through Birkdale village from the station and then out to pasture on Birkdale fields. Harry was a very successful businessman; he was progressive, his shop was always busy and at one time boasted employing 22 butchers – and a Cashier in the 'Office'.

When the shop was offered to me, I had no hesitation in its purchase.

At that time Dave Allen (who had worked with me as a youth) indicated his desire to own his own shop. Dave was keen to be in business for himself, he was and is a very good butcher. We formed a partnership that has endured for 26 years and in all that time, we have worked together – in harmony and trust.

2022 has not been a good year for many folks, but for Dave and me it brought challenges that we did not expect. We both suffered serious threats to our health, fortunately we both survived and are returned to work – but inevitably a legacy of slight impairment and the realisation that we are not perhaps as indestructible as we once thought has been brought to our attention.

Dave and I have discussed our situations and have decided that it is time we paid more thought to our health and less to our work.

And so, with great regret, have decided to offer the shop for sale.

This was not an easy decision to make as the premises in Birkdale village is without doubt one of the finest butchers shops I have ever worked in.

The shop has been a part of Birkdale Village life for over 100 years, the premises are ideal, the position is unique, and the customers are a joy to serve.

We thank you all for your loyal support and good grace over the years – it has been a privilege to serve you and enjoy the warm respect of our local community.

We hope and trust that whoever takes the shop over will retain it as it is – as a truly independent and traditional butchers' business with a rare offer, one that remains a fundamental part of the life and history of Birkdale Village.





**Terms:** The business and property are available by way of an assignment of the existing lease, or grant of a new lease, on terms to be agreed with the landlord. Please note, any sale and new lease would be subject to the landlord's consent and would require appropriate references and the like. The landlord may also stipulate that certain uses would be prohibited, so to protect their existing tenants within the same terrace.

**Rent:** The current rental is £12,000 per annum by way of the existing lease (holding over). A new lease would be granted on terms to be agreed by the Landlord. References & a deposit would be required.

**Premium:** The vendors are seeking a premium of £65,000 for the business and fixtures and fittings, which they have apportioned at approximately £45,000 for the business and £20,000 for the fixtures and fittings.

The vendors have provided a list/schedule of the various fixtures and fittings that will be included within the sale. We understand the existing owners may be willing to provide an appropriate handover period to any incoming purchase, if required.

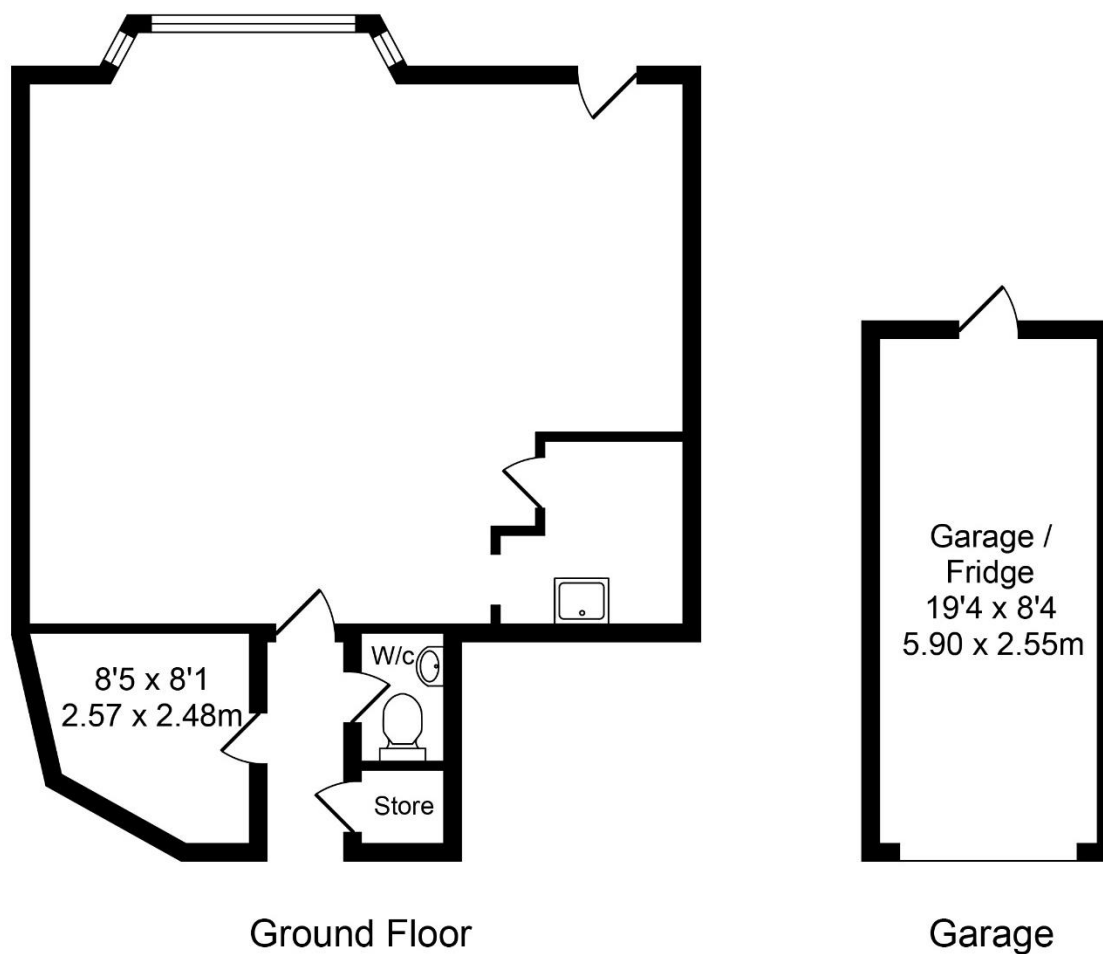
**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

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

**Legal:** The purchaser/ingoining tenants would be responsible for the superior landlord's legal costs if a new lease is granted.

**EPC:** A copy of the EPC is available on request.

**Accommodation:** We calculate the property extends to approximately 676 square feet.



**Business Rates:** The tenant would be responsible for the payment of business rates, if applicable.

Please note, the current Rateable Value is £8,200 and therefore subject to the ingoing tenants meeting the necessary criteria, they would be exempt from the payment of business rates.

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

#### **Details Prepared 19 March 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.