

FOR SALE

LEASEHOLD BAR / RESTAURANT

**To Let By Way of an Assignment or
New Lease.**

**Premium: £25,000 (reduced for a
quick sale)**

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Former Villaggios, 31 Liverpool Road, Birkdale, PR8 4AG



- Prime position within Birkdale Village.
- Leasehold Established bar/restaurant - available to purchase subject to an ingoing premium of £25,000 – reduced for a quick sale.
- Extensive inventory of fixtures and fittings available.
- Rear prep kitchen also available to purchase by separate negotiation.
- Available by way an assignment of the existing lease at a rental of £30,000 per annum, or a new lease on terms to be agreed.
- References and deposit required.
- Rare opportunity to acquire an established licensed premises within Birkdale Village.



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

Location: The subject property is found within the heart of Birkdale Village and has for many years traded as Villaggio's and is available due to the retirement of the proprietor.



Description: The established restaurant/bar premises benefits from a patio area fronting Liverpool Road, leading into the bar/restaurant area, with ancillary accommodation including toilets, stores, offices to the first and second floors. To the rear of the property, there is a commercial kitchen.

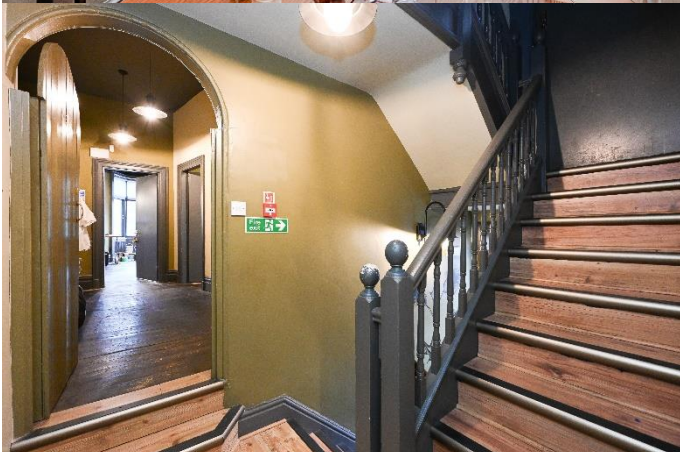
The property is available by way of an assignment of the existing lease at a rental of £30,000 per annum (exclusive of all other outgoings) or a new lease on terms to be agreed. Subject to an ingoing premium of £25,000 – reduced for a quick sale.

A copy of the existing lease is available on request.

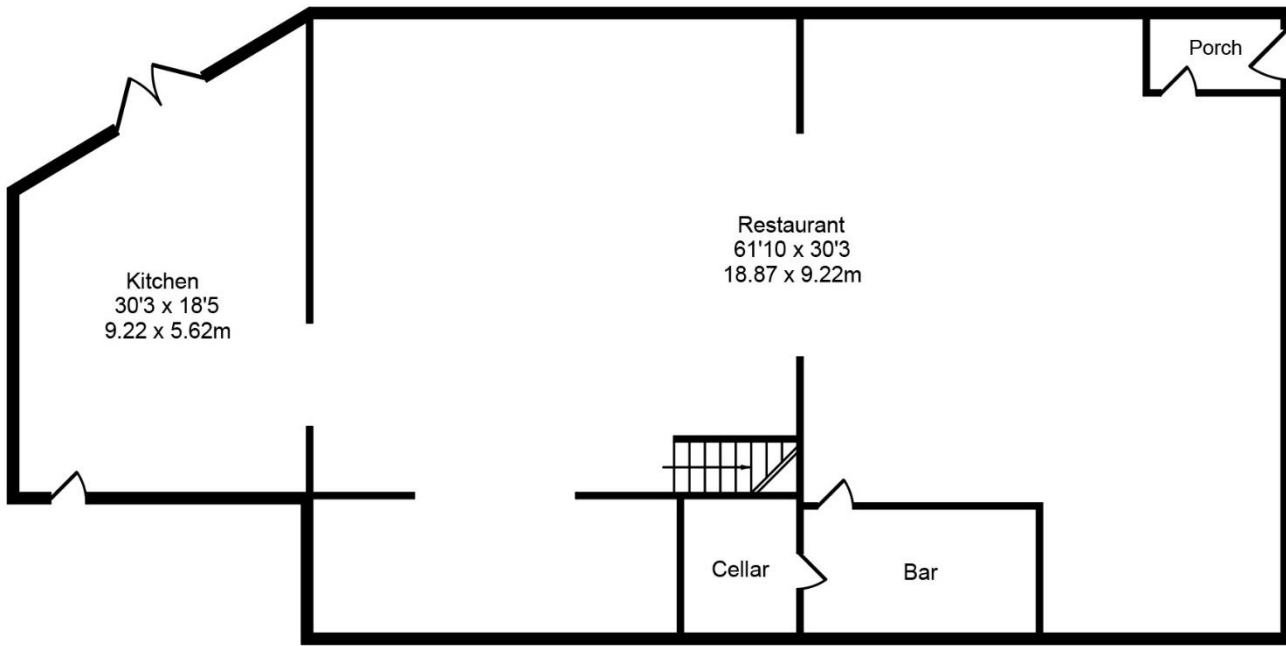
A comprehensive inventory of all those items included with the premium is available on request.

In addition to the above there is also a separate fully fitted prep kitchen, which is available to purchase by way of a separate negotiation at an asking price of £95,000.

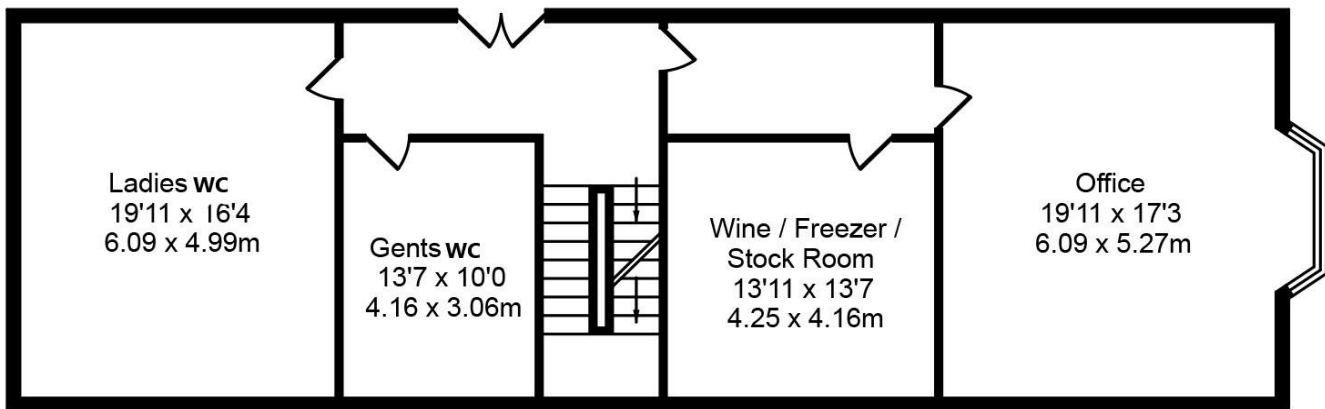
See link for prep kitchen: [31 Liverpool Road, Southport, PR8 | Fitton Estates](#)



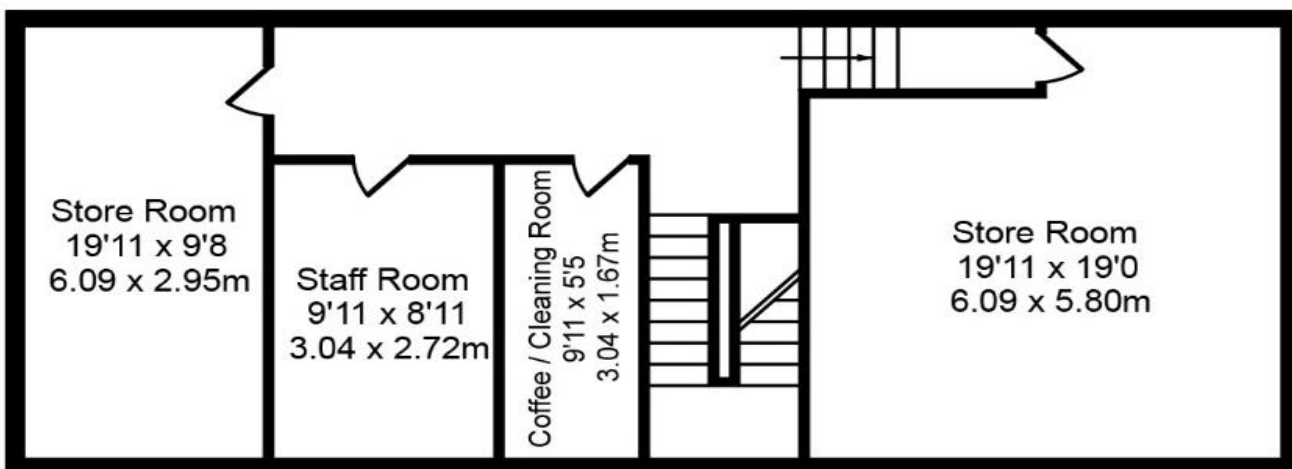
Accommodation: Floor plan below, not to scale and provided for indicative purposes only.



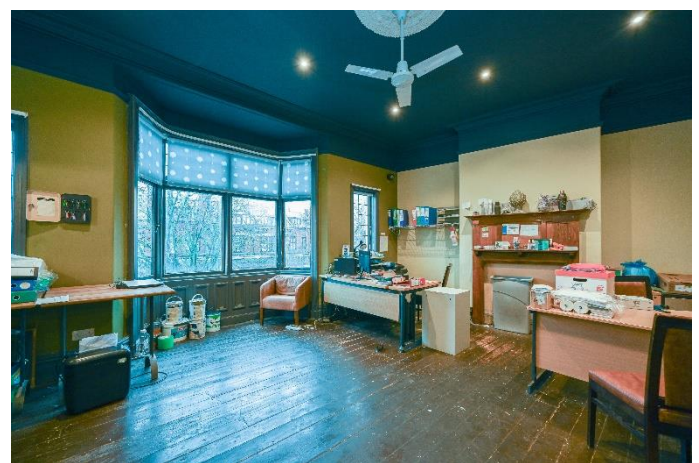
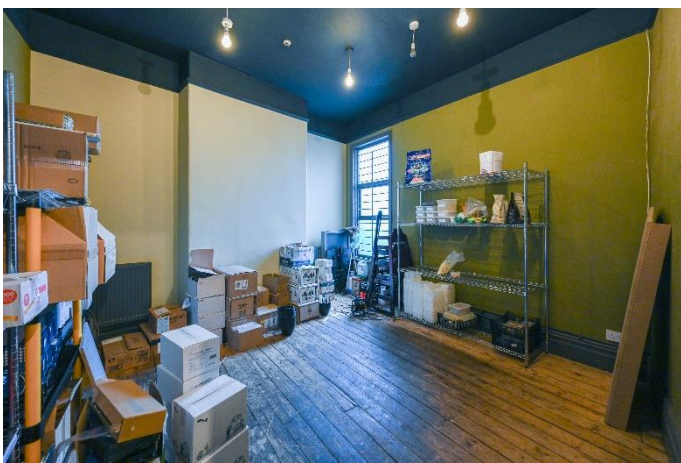
Ground Floor



First Floor



Second Floor



Terms: The landlords will require appropriate references and deposit to be agreed.

Rent: Assignment of current lease at a rental of £30,000 per annum.

New lease could be available on terms to be agreed.

Ingoing Premium: The leasehold to the property is available by way of an ingoing premium of £25,000. Further details and a copy of the inventory is available on request.

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: The ingoing tenant would be responsible for all reasonable legal costs incurred in the transaction.

Business Rates: The tenant would be responsible for the payment of business rates.

The property is listed in the current VOA webpage as having a Rateable Value of £18,250.

EPC: A copy of the Energy Performance Certificate is available on request.

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



Details Updated 14 June 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.