



## Lilburns

7 Paikes Street, Alnwick, Northumberland, NE66 1HX

- Freehold Restaurant & Bar
- Floor Area 153 sq. m. (1,649 sq. ft.)
- Excellent Reputation
- Established 2005
- Genuine Retirement Sale
- No Business Rates\*
- Substantial Four Storey Property
- Circa 60 Internal Covers over G/F Floor
- Additional Pavement Seating
- High Turnover Business
- Property Suitable for Other Uses stpp
- Affluent Historic Market Town

**Price: £325,000 Freehold**

# BUSINESS FOR SALE

## Location

The business is located on Paikes Street at the junction of Narrowgate within Alnwick Town Centre. Alnwick is a market town in north Northumberland, England. The population at the 2011 Census was 8,116. The town is on the south bank of the River Aln, 32 miles south of Berwick-upon-Tweed and the Scottish border, 5 miles inland from the North Sea at Alnmouth and 34 miles north of Newcastle upon Tyne. Nearby is the visitor attraction of Alnwick Castle, home of the Duke and Duchess of Northumberland, renowned for its beautiful gardens and referred to as the "Windsor of the North."

## The Business

Our clients stated Lilburns in 2005, over the years it has gained an excellent reputation and boasts many regular and repeat customers from a mix of locals and over the summer months tourists, many which are recommended by local guest houses. There is a day and night menu with much of the ingredients locally sourced, a full break down of the menu can be seen on their website. The business also benefits from a full alcohol licence offering draft beers, largers, wines and spirits. This is a genuine sale with our clients looking to retire.

## The Property

An end terrace four storey stone property with pitched slate roof. The ground floor consists open plan dining area with circa 30 cover, bar and customer W/C facilities, there are additional W/C facilities located in the basement.

The first floor also being open plan has an additional 30 covers and fully equipped kitchen as can be seen in the attached photos.

The second floor is only used by the owners / staff being offices, stores, staff room and staff W/C facilities.

The business has recently undergone a refurbishment and is presented to a high standard with quality fixtures and fittings. Although the property currently houses a long-established successful business it could be used for a variety of other cuisines or uses stpp.

## Floor Area

Area	sq. m.	sq. ft.
<b>Basement</b>		
Beer Cellar	5.17	55.75
W/C	7.12	76.64
<b>Ground Floor</b>		
Bar /Dining Area	47.45	510.83
W/C	7.46	80.30
<b>First Floor</b>		
Dining Area	33.93	365.26
Kitchen	14.98	161.25
<b>Second Floor</b>		
Office	14.71	158.40
Store	8.27	89.04
Staff Room	11.23	120.95
W/C	2.90	31.27
<b>Total</b>	<b>153.26</b>	<b>1,649.69</b>

## Website

[www.lilburns.co.uk](http://www.lilburns.co.uk)

## Price

£325,000

## Tenure

Freehold

## Opening Hours

Monday & Thursday: 10:00am – 4:00pm

Tuesday/Wed/Fri & Saturday: 10:00am – 10:00pm

Sunday: Closed

## Viewing

Strictly by appointment through this office.

## Staff

The restaurant is run by a husband & wife team with the assistance of 9 members of staff.

# BUSINESS FOR SALE

## **Rateable Value\***

The 2023 Rating List entry is Rateable Value £11,500

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## **Turnover**

Accounts available to serious buyers.

## **Important Notice**

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility.  
Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: H860 (Version 1)**  
**Amended 01<sup>st</sup> May 2024**





# BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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