

FROBISHERS

FOR SALE



- Three storey public house
- Fully equipped to trade
- Established business
- First floor living accommodation
- Close to Liverpool F.C.
- Freehold



Rishton Street
L5 4RP

£185,000

Location

Situated on the corner of Rishton Street & Breckfield Road North in a popular and established location within close proximity to local amenities and approximately 3 miles from Liverpool city centre. The premises benefits from its location close to Liverpool FC and Everton FC.

Property Description

The business operates from highly visible premises which enjoys the commercial advantage of local and passing trade. It also has the extra benefit of on street parking throughout its trading hours.

Business Profile

The business has been established for decades with the current owner trading since 1990. The business is derived from bar sales with a regular customer base and high footfall during match days. We are advised that the business is held free-house.

Financial Profile

The vendors will be pleased to discuss all aspects of the business with potential purchasers.

Ground Floor Bar

The main entrance is located on Breckfield Road North and leads into a traditionally designed bar area. The bar is decorated to a high standard and is furnished with fixed wall seating, loose tables and chairs and is carpeted throughout. The bar servery is equipped with refrigerated bottled beer cabinets, beer dispense pumps and spirit optics. There are four wall mounted TB screens and 2 large screen projector.

Ladies and gents WC facilities are located at either side of the bar.

Living Accommodation

The living accommodation is self contained and consists of four bedrooms with communal kitchen, bathroom & living room. We are advised that the rooms are fully let generating a rental income of £14,560 per annum. We are also advised that the second floor accommodation has the potential to be redeveloped into further living accommodation.

Basement

Beer cellar and storerooms.

General

The business benefits from having full gas central heating, CCTV and a security alarm system.

Trading Hours:-

9.00 am - 11.00 pm Monday - Sunday (extended over Christmas & New Year)

Tenure

We are informed that the property is held Freehold. We have not examined any title documentation and a buyer should arrange for their solicitor to verify that this information is correct.

Fixtures & Fittings

A full schedule of fixtures and fittings will be made available to interested parties.

Price

£220,000 for the benefit of the freehold interest, goodwill, fixtures & fittings plus SAV.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

For further information then please contact:-

Phil Jacob

Email: philjacob@frobishersuk.com

Tel: 0151 601 9394

50 Hamilton Street, Birkenhead, Wirral, CH41 5AE – Tel: 0151 601 9394

www.frobishersuk.com

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