



Deanes House

Ref: 5652021

Church Street, Prescot, L34 3LA

Freehold: £750,000

Wet led town centre pub

Licensed for 270

First floor function room: 80

Parking: 50

Potential to add food offering

EPC Exempt



Deanes House is a wet led town centre bar popular for sports and live music and is currently run under management. The property is a 3 storey property of brick construction which the roof was replaced fully in 2017, and found in a conservation area. The main public areas are found on the ground floor, with function room on the first floor. There are offices and unused rooms found on the first and the second floor. There is outside seating to the front of the building and parking to the rear, which we have been advised could have the potential for development (STPP).



Internal Details

On the ground floor there is an open plan trading area with central bar servery. Throughout the different areas are large TVs and big screens to cater for the sports and a large stage area for live music. It is licensed for 270. There is a small pub kitchen currently and ladies gents toilets. On the first floor there is a function room for 80 with separate bar, and ladies and gents. There is also an office, a unused catering kitchen and 4 unmodernised rooms which could be converted into staff accommodation.

On the second floor there are another 3 unmodernised rooms.

External Details

Trade patios to the front and side of the property. There is a car park to the rear of the building which is for approximately 50 vehicles and is currently rented to NCP for £2,500 plus VAT per month.

Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

Location

The property occupies a prominent position close to the town centre of Prescot, and adjacent to the town's bus station and local Parish Church. The main pedestrianised retail area of the town is a short distance from the property, as is the local theatre – Shakespeare North Playhouse – which is estimated to have 300,000 visitors per year.

Road access to the town is via the A58 which links Liverpool (11 miles) to St Helens (4 miles) and J2 of the M57 which is approximately 1 mile to the west of the town.





The Opportunity

The business currently trades as a wet led town centre bar, popular for sports, and the "go to" venue in town for live music. There is potential to add a food offering taking advantage of the expected visitor numbers to the newly opened local theatre. We have been advised that the building may have the potential for development (STPP).

Trading Information

Pre-COVID it was averaging £12k -£13k net per week, which has come off slightly since reopening after lockdown. Latest accounts can be made available on request.

Trading Hours

Monday to Thursday: 4pm - 12am

Friday to Sunday: 12pm - 12am



Business Rates

The Rateable Value is £20,250 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

Premises licence.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Manchester



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