

Pinion Bistro

- Immaculate turnkey restaurant & bar
- Ground & first floor trading (60)
- Net turnover £400,049. GP margin 70%
- 10 year free of tie lease - rent £16,000
- Ideally located to Shakespeare North Theatre
- Licensed 7 days: 8am - 12am. Energy Rating C

39 Eccleston Street, Prescot, L34 5QA

Leasehold: £60,000

Annual Rent: £16,000

Ref: 5665011

DESCRIPTION

Occupying the ground and first floor accommodation of 39 Eccleston Street, Prescot, a picturesque two storey mid-terrace of brick construction beneath a predominantly pitched tiled roofline.

The property offers full height glass frontage to the ground floor with additional seating, and open kitchen to the first floor level.

LOCATION

Pinion is within walking distance of the Shakespeare North Theatre and is ideally located to the Prescot retail shopping centre.

INTERNAL DETAILS

Entrance porch:
Open-plan restaurant; air-conditioned (seating 30), bar servery, with feature exposed brick walls, wooden flooring, combination of free-standing tables & chairs, and fixed perimeter seating. Disabled wc/baby change.

First floor:
Dining restaurant/function suite; air-conditioned (30), free-standing tables & chairs, wooden flooring, comprehensively equipped trade kitchen with open pass, additional food preparation/wash-up area, disabled/baby changing facilities, unisex customer wc.

















EXTERNAL DETAILS

Outside to the rear there is small trade cellar, glass and bin store. Rear courtyard with access to chiller and dry goods store.

THE OPPORTUNITY

The business opened its doors in 2018 and offers a bistro style food offer.

For details on menus and offers, please see the business's dedicated website **Pinion Bistro**

The business would ideally suit an experienced owner operator who would look to build on the excellent reputation and develop the current food offer.

The property can be made available with immediate vacant possession if required.

TRADING INFORMATION

Management accounts for 2023 show a net turnover of £400,049 with a gross profit margin of 70% - £279,956.

TRADING HOURS

The property has a licence from 8am until 12am, 7 days a week.

Current trading hours:
Monday & Tuesday closed
Wednesday to Sunday: 9.30am - 11.45pm

TENURE

The property is held on a 10 year free of tie lease from May 2018, subject to an annual rent of £16,000.

BUSINESS RATES

The Rateable Value is £14,500 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

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.





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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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