

THE PACKET STEAMER BEEFEATER

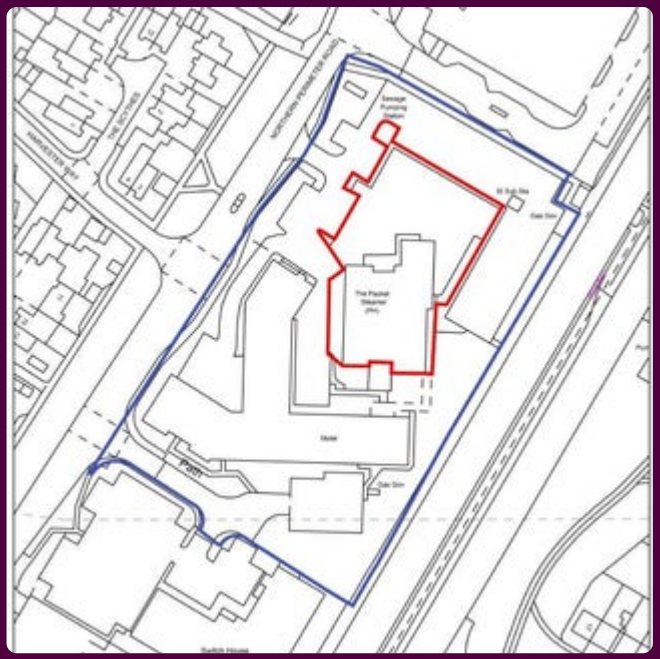
Northern Perimeter Road, Bootle, L30 7PT

LONG LEASEHOLD: £1,250,000 PLUS VAT | REF: 5652127

KEY HIGHLIGHTS

- Turnkey operation in Prime Location
- Adjacent to Premier Inn (116 rooms)
- Strong local and visitor support
- 355 Covers including 155 external seating
- Two apartments
- Fully Licensed | EPC Rating B



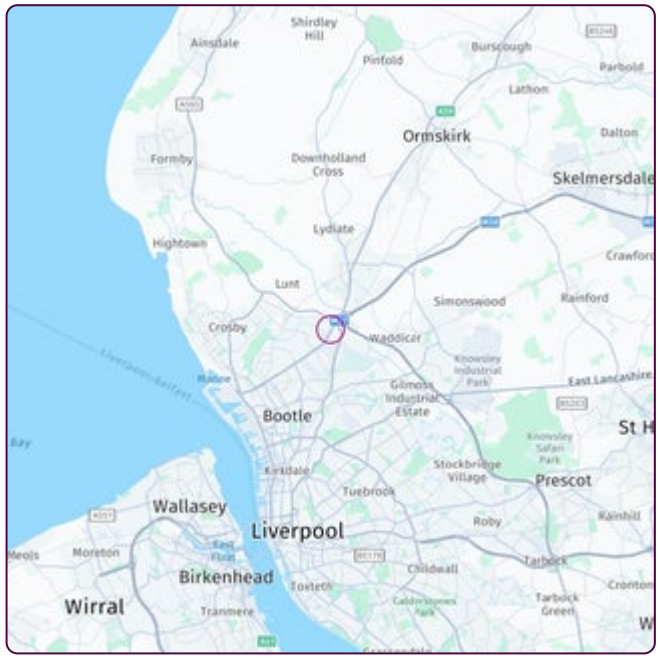


LOCATION

The Packet Steamer Beefeater is located in Netherton, to the north of Liverpool, just off the A5036 Dunnings Bridge Road, providing direct access to the Switch Island junction and connections to the M57 and M58 motorways.

The site adjoins the Premier Inn Liverpool (Netherton) hotel and sits within a well-established commercial corridor, with nearby retail parks, supermarkets and industrial estates. Local amenities are easily accessible, and Aintree retail and leisure facilities are just a short drive away.

Public transport links are also convenient, with regular bus services operating along the A5036 and nearby rail stations offering connections into Liverpool city centre, making the location accessible for both local residents and visitors travelling from further afield.



DESCRIPTION

The property comprises a detached Beefeater public house arranged on a substantial site, benefiting from a large plot and extensive external seating provision.

The unit is well configured to accommodate a high volume of trade, with a mix of internal and external dining areas, including a dedicated function space.

TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.





INTERNAL DETAILS

The front of house is arranged across a split layout, centred around a main bar servery separating the bar and restaurant areas.

The bar area provides approximately 53 covers and features a number of raised seating sections, creating a varied customer environment.

The main restaurant accommodates around 153 covers, with a mix of table and booth seating. In addition, there is a dedicated breakfast serving area and a separate function room, enhancing the flexibility of the offering.

The back of house comprises a fully fitted commercial kitchen supported by the usual ancillary areas consistent with similar sites, including storage, refrigeration and staff facilities, providing a comprehensive operational setup.

STAFF

The property is being offered for sale as a going concern. Relevant staffing details are available within the data room for review by qualified parties.





FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

TRADING HOURS

Monday - Friday - 6.30am - 11.00pm
Saturday - 7.00am - 11.00pm
Sunday - 7.00am - 10.30pm

REGULATORY

Premises Licence.

THE OPPORTUNITY

An excellent opportunity to acquire a well-established Beefeater restaurant, prominently positioned at The Packet Steamer site, benefiting from strong visibility and a well-connected location.

The business draws a consistent mix of local residents, passing trade, and destination diners, supporting reliable all-day trading.

The property offers:

- A turnkey operation
- Continued use as a family dining venue, capitalising on the established layout
- Potential for alternative branded or independent concepts, subject to the necessary consents
- Scope to enhance trade through extended hours, outdoor activation, or menu repositioning



T&C'S LINK

Click Here for Terms and Conditions





LETTING ACCOMMODATION

The property includes two self-contained residential units, comprising a vacant two-bedroom apartment and a three-bedroom apartment currently let on an Assured Shorthold Tenancy, offering potential for both staff accommodation and supplementary rental income.

EXTERNAL DETAILS

Externally, the property is equally well configured:

- Generous shared car parking
- A well-presented external seating area, (c.150 covers)
- Prominent signage and roadside visibility
- Attractive landscaped surroundings





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

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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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:



JAMES DODD
Business Agent - Pubs and Restaurants
T: +44 7561 114 985
E: james.dodd@christie.com



NOEL MOFFITT
Senior Director - Corporate Pubs and Restaurants
T: +44 7713 061 594
E: noel.moffitt@christie.com

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