



The Tavern

Ref: 5652062

288 Upton Lane, Widnes, WA8 9AF

Freehold: Offers over £1,250,000

Highly regarded & profitable freehouse

Open-plan lounge & local's bar (90)

Restaurant (50) & 2 function rooms (90)

T/over March '23: £1,503,166 Profits £247,000

286 Brewers Barrels. 3 bed accommodation

Outdoor seating (80) Private parking (60) Energy Rating B



A distinctive two storey detached freehouse of brick construction with mock Tudor first floor elevations beneath a predominantly pitched tiled roofline with large single storey trade/ancillary extensions to the rear.

The property has the advantage of a good sized outdoor seating area to the front elevation, and large enclosed private car park to the rear.



Location

The Tavern at Upton is prominently located upon Upton Lane within the highly regarded and affluent residential area known locally as Upton Rocks.

Internal Details

Entrance porch to open-plan lounge & local's bar (90), served by a large centrally located bar servery, high stools and tables, raised booth seating, raised stage area, wall mounted tv's

Dining restaurant (50), free-standing tables & chairs, feature open-grate fireplace, double doors to two dedicated function rooms;

Room 1 (50) with fixed bench seating, double doors to Room 2 (40) with fixed perimeter seating, free-standing tables & chairs.

Ancillary Areas

Comprehensively equipped trade kitchen with food preparation and glass wash areas, walk-in fridge & freezers, dry goods store, laundry room, manager's office, and staff room, two sets of customer wc's, disabled/baby change.

External Details

Dedicated raised seating area (80) to the front elevation alongside free-standing tables & chairs with parasols. Private parking to the rear for approximately 60 vehicles.

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.





Owner's Accommodation

Privately accessed first floor comprising: entrance hall, good sized lounge, 3 double bedrooms, kitchen/dining room, bathroom, and external roof terrace.

The Opportunity

The business trades as a wet led public house with a traditional locally sourced food offer, offering regular weekly entertainment, and live sports & events.

The sale of the Tavern represents a superb opportunity to purchase a thriving and well established wet led business being offered for sale due to our client's wish to retire.

For details on events, menus, and offers please see the business' dedicated website: [The Tavern](#)

Trading Information

Accounts to 31 March 2023 show a net turnover of some £1,503,166 with adjusted net profits of some £247,000.

Annual barrelage to December '23 of 286 Brewers Barrels

Business Rates

The Rateable Value is £47,000 with effect from April 2023. 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



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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