



THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

**Saville
& Woods**
Limited

Business Transfer Agents
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Saville & Woods Ltd Grange West House, 34 Burlingham Avenue, West Kirby, Wirral, CH48 8AP

LICENCED RESTAURANT BUSINESS

SWEET PEA CAFÉ

2A ACACIA GROVE

WEST KIRBY

WIRRAL

MERSEYSIDE

CH48 4DD



Registered Office: Gresham House, 5-7 St Pauls Street, Leeds, LS21 2JG VAT reg. no: 166111096 Company reg. no: 1209003 england

FOLIO: 65698

An opportunity to purchase an extremely prosperous Café/Restaurant Business carried on from a Unique, Attractive and Characterful and Property that occupies a Central Location in this busy, sought after and thriving West Wirral Seaside Town. The Property is well fitted for trade and is situated in a good Trading Position that enjoys on-street parking directly on Acacia Grove. The Business undergone a thorough transformation over the last four years under the direction of the current Owner. The blend of quality food, great service and a 'tasteful shabby chic' interior makes this one of the go to cafés in West Kirby. The Café is situated close to the Heart of West Kirby, opposite to the Railway Station and amongst numerous National Retailers including, Boots The Chemist, Morrisons, M&Co, Superdrug, Aldi, Timpsons, Lloyds Chemist, and Majestic together with a host of local retailers. It allows visitors to get away from the immediate town traffic and chill. In addition to the Covered seating area to the front of the property (with an awning) the main seating area provides for a further 16 covers, Male & Female Toilet Facilities, a Serving/Display Area and Fully Fitted Kitchen. There is also a mezzanine storage area. It is inconceivable that any photograph of this Property and Business could do it justice and we therefore strongly encourage interested parties to carry out their own interior inspection. **Please note that there is a walk through video available at <https://youtu.be/iX53fE2csVc>**

Full details are as follows:-



Awning providing Covered Front Area, 3 Large Planters, 2 Timber Benches, 4 Tables & 7 Chairs. Folding Glazed Timber Doors to **MAIN CAFÉ** 17'2 X 22'3 offering 16 covers with timber Tables & Chairs, Ceramic Tiled Floor, L' Shaped Display Serving Counter, 4 Start Shaped Hanging Light Fittings, Wall Clock, Timber High Chair, Behind Counter Area with Timber working Surfaces, Timber Shelving, 'Expobar' espresso coffee machine, Drinks Mixer, Electronic Departmental Till, Double Display Refrigerator, Double Built-In Cupboard, & Single Built-In Cupboard, Stainless Steel Wash Hand Basin, Working Surfaces with Stainless Steel Surrounds & Stainless Steel Shelving Units, Single Bowl, single Drainer Sink Unit with Mixer Taps, 'Polar' Display Refrigerator, Strip Lights, Diffused Light Fittings, 'Class EQ Duo 750' Dishwasher, 'Polar' Stainless Steel 4 Door Refrigerator Unit, Stainless Steel Surface, 'Russell Hobbs 4 Slice Toaster, Extractor Fan, Stainless Steel Shelving, 'Lincat SS' Grill, Stainless Steel Extractor Hood, 2 X 4 ring Gas Hobs, 1 Deep Fat Fryer, Cupboards Beneath, Various Pots, Pans, Crockery, Cutlery, Stainless Steel Surrounds, Waste Bin.

Stairs to Mezzanine Level Providing Storage Area, 'Worcester' Gas Central Heating Boiler, Commercial Oven, 2 Chest Freezers, Storage Shelving.

SEPARATE W.C.'s (Male & Female) Wash Basin

THE TURNOVER of the Business averages £128,771 P.A. 88.88% Gross Profit

THE CURRENT TRADING HOURS are;

Monday – Sunday 9.00 a.m. to 5.00 p.m.

THE BUSINESS which has been in the same hands since 2018 and has been capably managed by the Owner together with 1 Full Time & 3 Part-Time Assistants (weekend) and is offered for sale to allow the Owner to move abroad. This is a rare opportunity to acquire an extremely Profitable well-established Business from which effort will be well rewarded.

THE WHOLE of the above is held on a Secure 10 Year Lease from 06/04/2014 rent reviews every 3 years and at a current rental of £14,500 P.A. (Renewal of the lease is available)

THE PRICE for the VALUABLE LEASE, BUSINESS, FIXTURES & FITTINGS is the sum of:

£25,000 (TWENTY-FIVE THOUSAND POUNDS)

Plus Stock at Valuation

A LOAN should be available to a suitable Applicant subject to Status.

VIEWING By prior Telephone Appointment ONLY through the SOLE SELLING AGENTS Saville & Woods Ltd.

PLEASE DO NOT VISIT THESE PREMISES WITHOUT A PRIOR TELEPHONE APPOINTMENT OR APPROACH A MEMBER OF STAFF.

