

THE WHOLE of the above is held on a Secure 10-Year Lease from 01/03/2015 with rent reviews every 5 years and at a current rental of £7,008 P.A.

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

£29,995 (TWENTY-NINE THOUSAND NINE HUNDRED & NINETY-FIVE 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.

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.



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

**Saville
& Woods**
Limited

Commercial Property Agents

Specialist Valuers, Property Sales & Lettings

T: 0151 625 6225

F: 0151 625 8653

www.savilleandwoods.co.uk

savilleandwoods@btconnect.com

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

**WELL ESTABLISHED DELICATESSEN & SANDWICH BAR WITH 2 BEDROOM OWNERS
ACCOMODATION IN SUPERB LOCATION.**

EASTHAM VILLAGE DELICATESSEN

82 VILLAGE ROAD

EASTHAM

WIRRAL

MERSEYSIDE

CH62 0AW



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

FOLIO: 65620

An opportunity to purchase an extremely prosperous Business carried on from a most attractive House and Shop Property, which occupies a Bold Main Road Trading Position in the centre of this sought after and thriving Wirral Village. Situated close to the M53 Motorway off A41, this is a delightful location on the Merseyside and Cheshire border. A Conservation Village, Eastham is part of a well populated area that is close to open parkland and the River Mersey. The convenient location and ample on-street parking makes this a fine position and one that has enabled the Business to thrive during our Client's 23 year ownership. The Shop is well Fitted for Trade with a pavement seating area to front, Good Sized Shop with Large Rear Kitchen/Office and Rear Prep Room. Outside there is a Rear Enclosed Yard with Storage. The Private Living Accommodation has a Separate Entrance, First Floor Landing, Through Lounge/Dining Room, Kitchen, 2 Bedrooms and Fully Fitted Bathroom. The Property is offered on friendly Rental Terms of less than £135 p.w. including the accommodation The Business is offered at a very sensible quoting price and we strongly encourage interested parties to carry out an early interior inspection. A Walk-through video of the shop area is available at <https://youtu.be/sX842Wet47M>

Full details are as follows:-



Tables & Chairs for Pavement Area.

DOUBLE FRONTED SALES SHOP 14'6 X 17'6 with 'Caravell' Display Serve Over Refrigerated Counter, Behind Counter Wall Shelving Units with Illuminated Canopy, Display Refrigerator, 2 Cold Drinks Display Refrigerators, Soup Kettle, 'Rijo 42' Coffee Machine, 'Sharp AE-A137' Till, Jacket Potatoe Oven, 2 Strip Lights, 'Rentokil' Insect Control Unit, Woodblock Floor, Understairs Cupboard.

REAR KITCHEN/OFFICE 13' X 17'6 with 3XStainless Steel Preparation Table, 'Montpellier' 4 Ring Gas Cooker & Hob, Gas Grill, 3 Drawer Filing Cabinet, 'LEC' Chest Freezer, 'Empire' Microwave Oven, 'Dualit' 6 Slice Toaster, 3 Bowl Bain Mairie, Fitted Shelving, Large Upright Refrigerator, Stainless Steel Cabinet, 2 Drawer Kneehole Desk, 'Foster' Refrigerator, Further Refrigerator, 'Rentokil' Insect Control Unit, Quarry Tiled Floor. Storage Cupboard, Strip Light, Vinyl Floor Covering.

REAR PREPARATION ROOM 8' X 7' with Washbasin, 'Heat Store' Water Heater, 'Main' Multipoint, Tiled Surrounds, Stainless Steel Double Bowl Sink Unit with Double Drainer, Can Opener, Stainless Steel Shelving, Quarry Tiled Floor, Sealed Unit Double Glazed Window.



SIDE LEAN-TO PORCH - The PRIVATE LIVING ACCOMMODATION has a SEPARATE REAR ENTRANCE to HALL with Single Flight Staircase to LANDING

THROUGH LOUNGE/DINING ROOM 19'6 X 15'10 with 4 Wall Light Points.

KITCHEN 7' X 8'1 with Wall Cupboard Units, Single Drainer Stainless Steel Sink Unit with Under Cupboard & Drawer, Plumbing for Washing Machine, Point For Cooker (Gas), Fitted Shelving Units, Vinyl Floor Covering.

FRONT BEDROOM 1 11' X 11' with Electric Convector Heater.

FRONT BEDROOM 2 14'6 X 8'6

FULLY FITTED BATHROOM with Panelled Bath having Shower Fitment, Pedestal Wash Basin, Low Suite W.C., Tiled Surrounds, Gas Heater, Built-In Airing Cupboard.

OUTSIDE - WALLED GARDEN TO REAR SEPARATE BRICK STORE

TWO DESIGNATED PARKING SPACES TO REAR

- **THE TURNOVER** of the Retail Business averages £1,517 Per Week at an average Gross Profit of approximately 53.19%.

THE CURRENT TRADING HOURS are;
Monday - Friday 6.00 a.m. to 3.30 p.m.
Saturday 6.00 a.m. to 2.00 p.m.
NO SUNDAY TRADING

THE BUSINESS has been in the same hands since 2000 and has been capably managed by the Owner and 1 Part-Time Assistant. The Business is now offered for sale to allow the Owner to pursue other interests, thus presenting a rare opportunity to acquire a Profitable Well-Established Business from which effort will be well rewarded.

