

FREEHOLD PROPERTY FOR SALE



5 Rose Mount, Oxton, Wirral, CH43 5SG

A Rare Opportunity to Purchase a Fine Freehold Property that is Fully Fitted for Trade as a Bar/Restaurant with a Premises Licence for the Sale of Alcohol. The property is set out over 3 floors with a Ground Floor Bar & Kitchen whilst to the First Floor there is a Restaurant/Reception Room with Separate Male & Female Toilet Facilities. On the Top Floor, there is a Large Front Room, Further Rear Room, Storerooms & Bathroom. These have been used as offices in recent times. The property offers adaptable accommodation that could be converted to Retail or other High Street type use. Situated in a Busy & Prominent Main Road Location in a pleasant Central Position in Oxton, Wirral. This is a well-thought-of area with numerous local retailers serving a Well Populated area which has the benefit of on-street parking outside. Forming part of the Oxton Village Conservation Area that was designated in April 1979, and outside the area non-residential uses are restricted in order to retain the principally domestic character of the Area and of its historic buildings.

There is a Walk Through Video Available at <https://youtu.be/KPJeBdfPKFs>

Accommodation

Double Opening Doors to Recessed Lobby to: -

GROUND FLOOR BAR AREA 35' Maximum X 15'3 (534 sq. ft) with Exposed Brick Walls, 3 Wall Mounted Electric Heaters, Laminate Flooring, 9 Light Fittings, 3 Tall Tables with 12 Tall Chairs, 3 Further Tall Chairs, Single Round Table & 5 Upholstered Chairs, 3 Folding Tables & 6 Folding Chairs, 'L' Shaped Bar with Stainless Steel Bar Top, Stainless Steel Main Sink and Adjacent Stainless Steel Wash Hand Basin, Further Small Sink, Fitted Beer Pumps, 2 Tier Stainless Steel Shelving Units for Assorted Glassware, 3 Tier Stainless Steel Shelving Units for Bottles etc. 'EPOS Now' Electronic Till Unit, 'Mastergrill' Glass Washer, Spotlight Fittings, Welded Hard Waring Vinyl Flooring, 'Candy' Display Refrigerator, 'Elstar' Display Refrigerator, 'Yamaha' Sound System. **RECESSED ARCH** with Fitted Timber Shelving for Cutlery etc. Serving Hatch & Doors to: -

REAR KITCHEN 19'9 X 9'10 Maximum (196 sq. ft) Stainless Steel Table, Chest Freezer, Stainless Steel Shelving Units, 'Samsung' Microwave Oven, 'LEC' Freezer, 'Scotman' Ice Machine, Further Stainless Steel Working Surface with 'Blizzard' Griddle, Deep Fat Fryer, 'Hamoki' Mixer, Built-In Stainless Steel Extractor Hood, Stainless Steel Wash Hand Basin, Stainless Steel Sink Unit with Unit Beneath, Vinyl Flooring, 'Chefmaster' Insect Control Unit, Panelled Walls.

A Turned Timber Staircase from the Bar Area leads to: -

FIRST FLOOR RESTAURANT/RECEPTION ROOM 33'9 X 15' (506 Sq. Ft.) with 6 Circular Tables, 19 Chairs, 2 Further Circular Tables, 19 Chairs, 2 Further Circular Tables & Folding Tables, 2 Ceiling Light Fittings, 4 Wall Light Points, Windows to Front & Rear, 4 Wall Mounted Electric Heaters. **Rear Landing Area** with Steps down to: -

SEPARATE MALE & FEMALE W.C.'S with each having W.C., Pedestal Wash Basin, Extractor Fan, Large Free-Standing Mirror.

A Turned Timber Staircase with Half Landing leads to

SECOND FLOOR

REAR ROOM/BATHROOM with Electric Shower Unit,

FRONT ROOM 17'6 X 15'

STORE ROOM 3'6 X 10'

REAR ROOM 13' X 10'

OUTSIDE REAR YARD with REAR METAL STAIRCASE providing Access/Egress to First Floor.

Good Sized Beer Store/Cold Room WITH 'Vision V2' Beer Chiller, 'LEC' Upright Freezer, 'Indesit' Upright Freezer.

SEPARATE REAR STORE With Metal Shelving Units.

DOUBLE METAL GATES to REAR

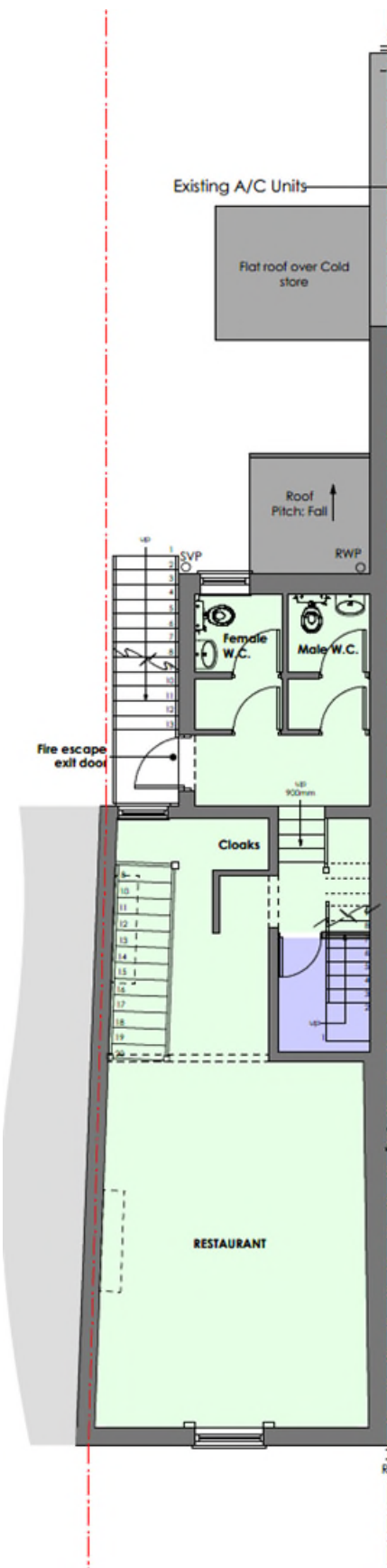
THE PRICE for the **FREEHOLD PROPERTY, BUSINESS, FIXTURES & FITTINGS** is the sum of:

£250,000 (TWO HUNDRED & FIFTY THOUSAND POUNDS)

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



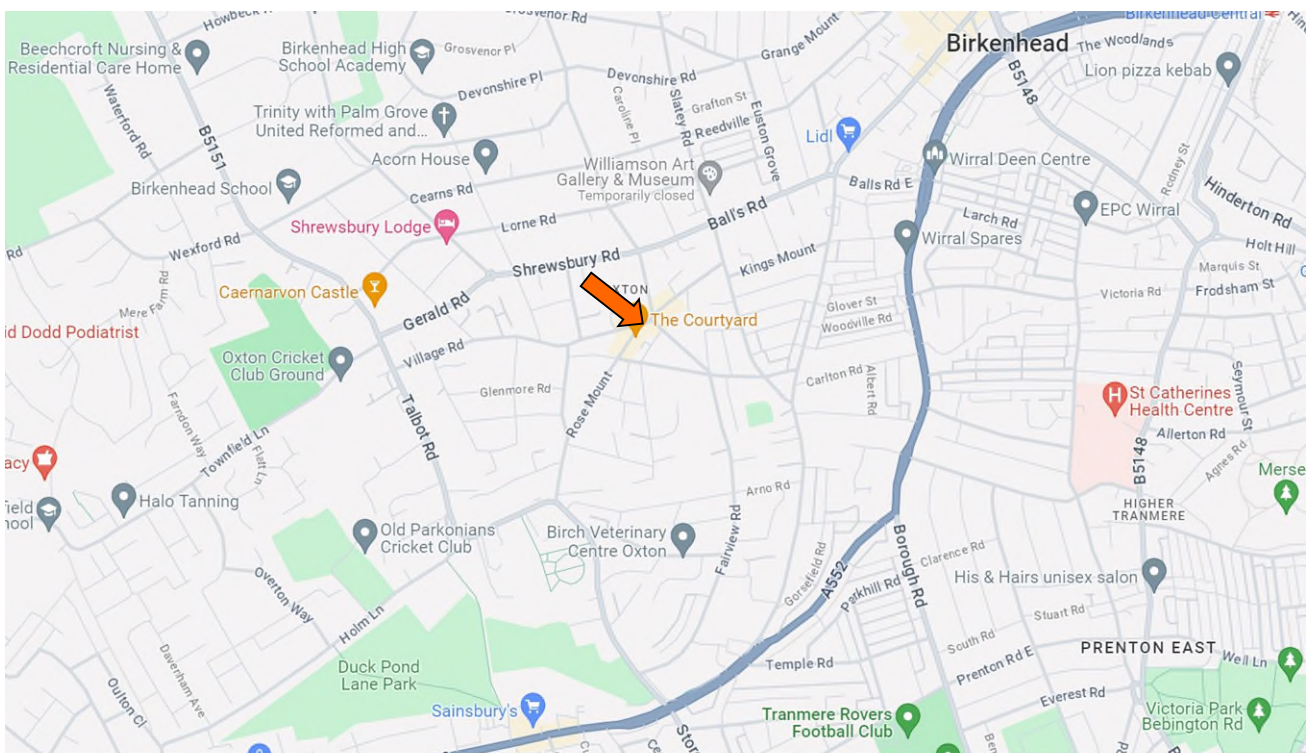
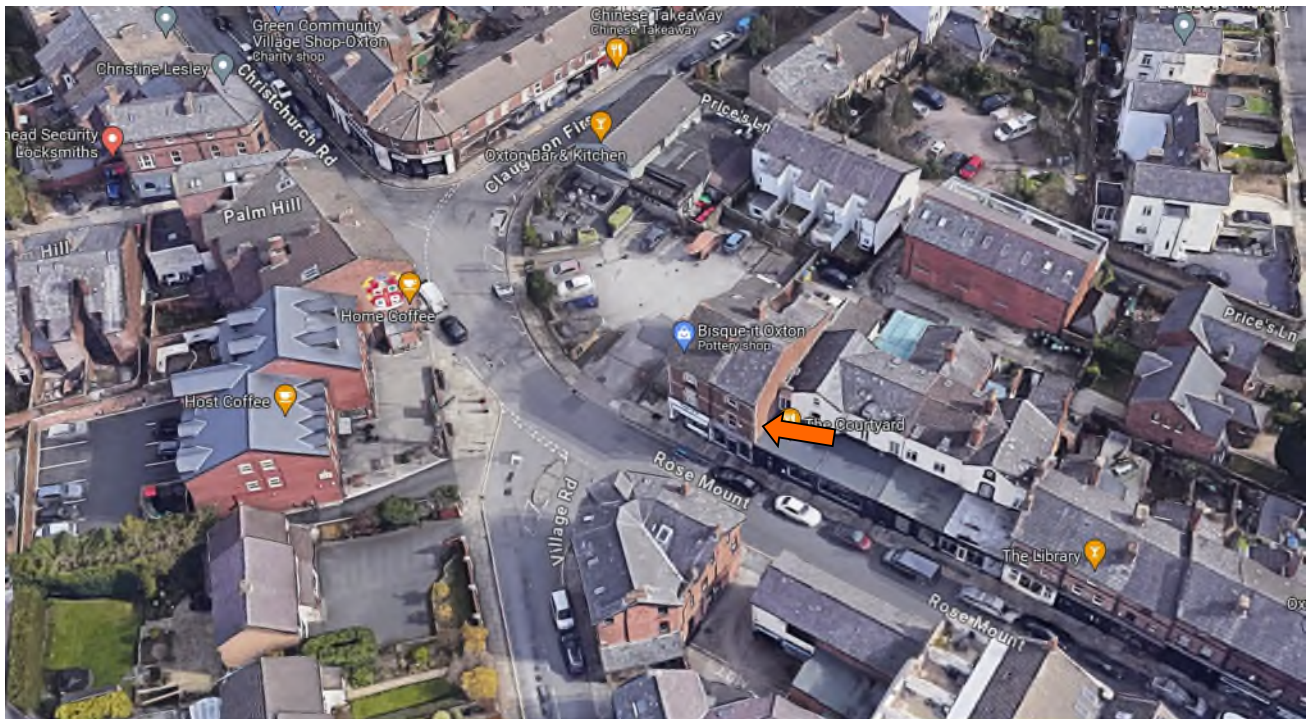
Ground Floor



First Floor



Second Floor



THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED

ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT