

THE WHOLE of the above is offered on a New Secure 6-Year Lease with rent reviews every 3 years and at a current rental of £8,000 P.A. Tenants Full Repairing & Insuring Terms.

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

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

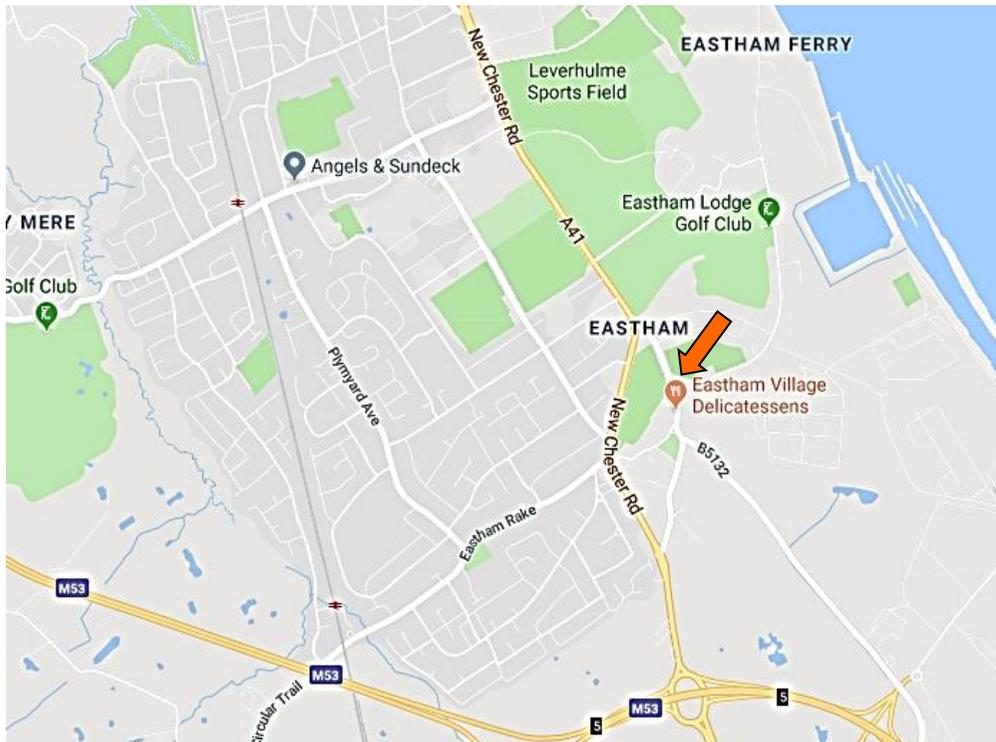
Plus Stock at Valuation

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

Business Transfer Agents
Specialist Valuers, Property Sales & Lettings

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WELL ESTABLISHED DELICATESSEN & SANDWICH BAR BUSINESS IN SUPERB LOCATION.

EASTHAM VILLAGE DELICATESSEN

82 VILLAGE ROAD

EASTHAM

WIRRAL

MERSEYSIDE

CH62 0AW



FOLIO: 65620

An opportunity to purchase an extremely prosperous Business carried on from a most attractive Ground Floor 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 26 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, and a Single Designated Car Parking Space to Rear. The Property is offered on friendly Rental Terms of less than £154 p.w. 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/WtMy8UN00Ks>**

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 Potato Oven, 2 Strip Lights, 'Rentokil' Insect Control Unit, Woodblock Floor, Understairs Cupboard, Vinyl Floor Covering.

REAR KITCHEN/OFFICE 13' X 17'6 with 5 X Stainless Steel Preparation Tables, 'Montpellier' 4 Ring Gas Cooker & Hob, Electric Grill, 'Ice King' Chest Freezer, 'Empire' Microwave Oven, 'Dualit' 6 Slice Toaster, 3 Bowl Bain Mairie, Fitted Shelving, Large Upright Refrigerator, Stainless Steel Cabinet, 2 Drawer Knee-hole Desk, 'Foster' Refrigerator, Quarry Tiled Floor. Storage Cupboard, Strip Light, Vinyl Floor Covering, Sealed Unit Double Glazed Window.



REAR PREPARATION ROOM 8' X 7' with Washbasin with Water Heater Over, '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.

OUTSIDE - WALLED GARDEN TO REAR

DESIGNATED PARKING SPACE TO REAR

THE TURNOVER of the Retail Business averages £1,450 Per Week at an average Gross Profit of approximately 62.09%.

THE CURRENT TRADING HOURS are;

Monday - Friday 7.00 a.m. to 2.30 p.m.

Saturday 7.00 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 take retirement, thus presenting a rare opportunity to acquire a Profitable Well-Established Business from which effort will be well rewarded.

