

Freehold Property Formerly Trading as Yiamas Greek Taverna Restaurant, 300 Borough Road, Birkenhead, CH41 2UW



FOLIO: 65765

- Freehold Property For Sale
- Popular Restaurant Business Est. for over 30 years
- Fully Fitted with Fixtures & Fittings Included
- Prominent Main Road Location
- Restaurant Private Car Parking
- Inspection Highly Recommended

An opportunity to purchase this Attractive Freehold Property together with all Fixtures & Fittings of the former 'Yiamas Greek Taverna Restaurant'. This profitable concern had been a popular fixture on Birkenhead's Borough Road for over three decades; unfortunately, the current owner-operators have been reluctantly forced to give up their Business due to ill health. The Substantial Detached Freehold Property occupies a Prominent Main Road Trading Position on Borough Road, Birkenhead. The Property, which has successfully operated as a restaurant for over 30 years is offered with existing Fixtures & Fittings intact (See Details overleaf) and has a strong reputation throughout Merseyside and beyond. The Restaurant was praised for consistently delicious, freshly cooked meals served in generous portions—ideal for sharing or enjoying a hearty dining experience. With outstanding service and a Warm & Lively Atmosphere, it is little wonder that it stood out as a top dining destination in Birkenhead. With a Prominent Location and its own Car Park the area is well populated and served by frequent bus services, trains from Birkenhead Central Station. This property has all the attributes to ensure its future success. Briefly, the accommodation includes. a Front Entrance Porch to Main Restaurant with Circa 43 Covers, Solid Timber Bar with all fittings etc. Separate W.C. & Further Men's W.C. The first Floor Restaurant has a further 24 Covers, Ladies W.C. Sore Room, Fully Fitted Restaurant Kitchen, with Rear Prep Room. Outside, there is a Good-Sized Private Car Park and Garden Area to Front with Timber Tables and a surrounding planted area. Photographs of this Property do it justice and we therefore strongly encourage interested parties to carry out their own interior inspection to fully appreciate the opportunity on offer. **There is a Walk-Through Video available at <https://youtu.be/XZrc168tNu8>**

LOCATION Situated in a Busy & Prominent Main Road Location in a pleasant Central Position in Birkenhead. This is a well populated Area with numerous local retailers Situated in this elevated position on Borough Road this is one of the most prominent locations for a restaurant in the Wirral Area.

Full details are as follows:-



Porch Entrance to **MAIN RESTAURANT 32' X 27'** with 4 Double Radiator's, 22 Table, 43 Chairs Ceramic Tiled Floor, **SOLID TIMBER BAR** with 3 Fitted Double under Counter Refrigerators, Music System, Fitted Timber & Stainless Steel Shelving Units, 'Storm 35 Dish Washer, Double Bowl Single Drainer Stainless Steel Sn nit with Mixer Taps & Under Cupboards, 'Expobar G10' Commercial Espresso Coffee Machine, Coffee Grinder, Colour CCTV Security System, Dumb Waiter, Inset Spot Lights, 6 pendant Light Fittings, 6 Wall Light Points.

GROUND FLOOR W.C. (Low Suite) with Wash Basin having Mixer Taps, Fully Tiled Walls & Floor, Single Radiator, 'Deta' Hand Dryer.

GENTS W.C. with 2 Urinals, Wash Basin, Tiled Floor & Walls, Separate W.C (Low Suite) Single Radiator.

LARGE BEHIND COUNTER OFFICE AREA 3 Stools, 5 X 9 Drawer Metal Document Storage Units, Metal Storage Cupboard, Strip Light, Vinyl Floor Covering, Fire Extinguisher.

A Turned Timber Staircase Leads to: -



FIRST FLOOR DINING AREA 18'8 X 24' with Ceramic Tiled floor, 14 Tables, 24 Chairs, 4 Double Radiator's, 5 Light Fittings, Windows to Front & Side 4 Wall Light Points.

LADIES W.C. Fully Tiled Walls, 2 Low Suite W.C's Double Radiator, 2 Circular Wash Basins with Mixer Taps set into Vanity Unit 'Deta' Hand Dryer.

WALK-IN STOREROOM with Walk-In Cupboard Ceramic Tiled Floor Wash Basin with Tiled Splash Back.

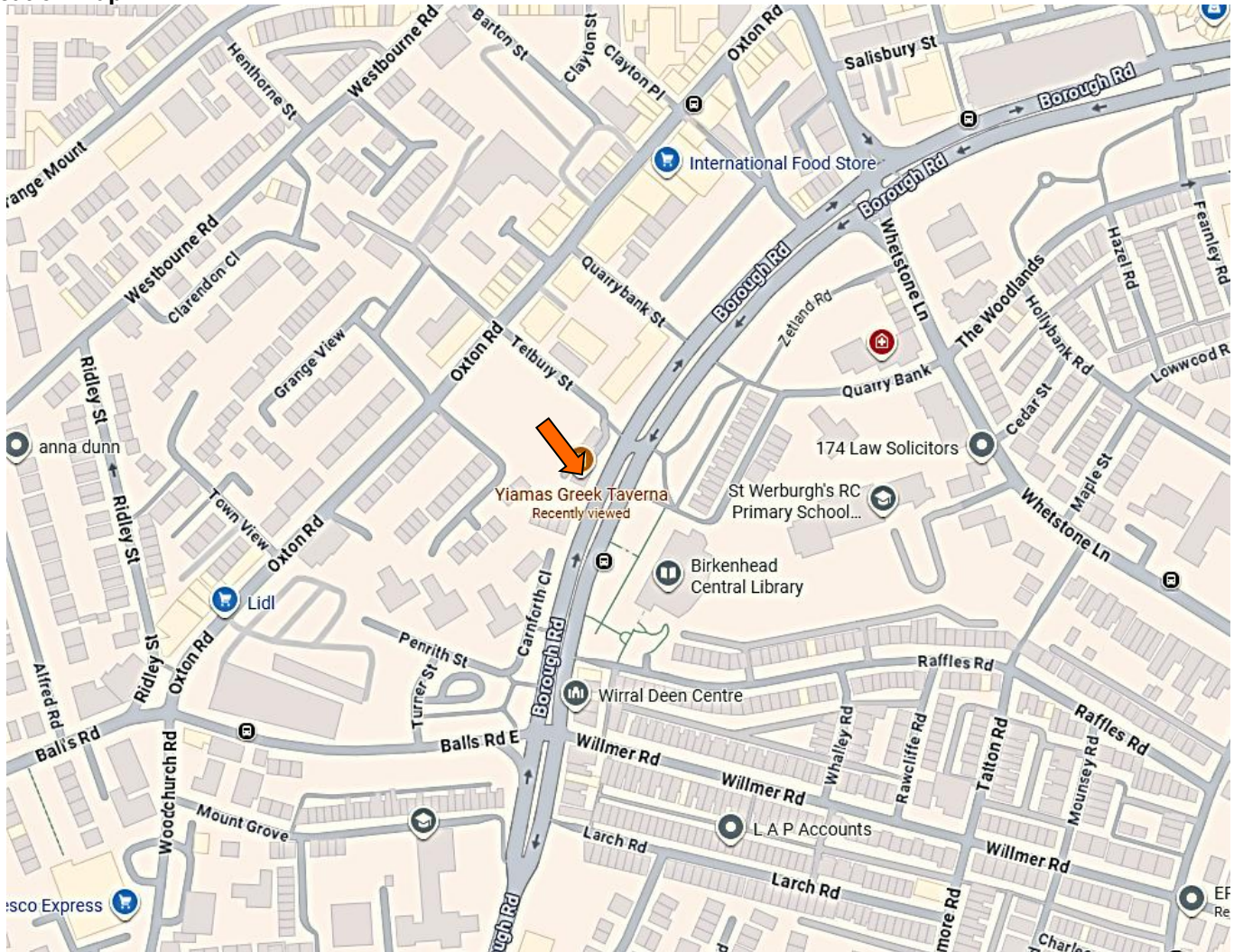
FULLY FITTED KITCHEN 11'2 X 19'6 Maximum with 2 4 Ting Gas Ovens, 'Hurricane' Grill Unit, 3 Deep Fat Fryers, Long Stainless Steel Extractor Hood, Stainless Steel Shelving Unit & Stainless Steel Cabinet with 8 Compartment Bain Marie,

'Indesit' Refrigerator and 'Adexa' Double Refrigerator Unit, 'Atosa ' Stainless Steel Freezer, 2 X 'Polar' Stainless Steel Freezers, 2 Chest Freezers, Stainless Steel Wall Panelling, Strip Light, Quarry Tiled Floor.

REAR PREPARATION ROOM 9'0 X 12' Maximum with Double Glazed Window to Rear 1 Single Drainer Stainless Steel Sink Unit, 1 Double Drainer Stainless Steel Sink Unit, Stainless Steel Shelving Units & Stainless Steel Wash Hand Basin, Strip Light, Quarry Tiled Floor.

OUTSIDE - FRONT COURTYARD GARDEN with 4 Timber Bench Tables, Sandstone Rockery, Metal Gates & Railing together with **DOUBLE METAL GATE ENTRANCE** (from Tetbury Street) with drive and approach to Car Parking Area Numerous Vehicles.

Location Map



Rateable Value £9,600

THE PRICE for the **FREEHOLD PROPERTY**, together with the **Restaurant FIXTURES & FITTINGS** is the sum of:

£320,000 (THREE HUNDRED AND TWENTY THOUSAND POUNDS)

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



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**

