

BUSINESS & PROPERTY
FOR SALE

Ref: 9079

The Woollen Pig

160 Duke Street, Southport, Merseyside, PR8 5DH



Passionate about selling your business.

Business & Property: £499,950

Annual rent: £18,000 / Lease details: One freehold, one leasehold
EPC rating: C / Business rates: SBRR

Annual Turnover: £411,805

Gross Profit: £304,554

Latest available accounts

31st Jul 2024

Two Licenced Bar/Deli - Merseyside

Blacks Brokers are pleased to bring to the market these two licenced restaurants/bars located in a busy and sought after area of Merseyside.

- ✓ Prime Locations With High Footfall
- ✓ Management Accounts - Annual Turnover £411,805 /Gross Profit £304,554/Net Profit £148,922 - 31 July 2024
- ✓ Two Sites - One Freehold One Leasehold (Potential To Split Sale)
- ✓ Fully Equipped Food Truck Provided
- ✓ Two-Bedroom Flat Above One Site
- ✓ Additional Rental Income Of £24,400 Yearly
- ✓ Established Customer Base Across Both Sites
- ✓ CCTV And Alarm Systems At Both Premises



About

A versatile business comprising two locations in Southport, Merseyside: Duke Street which is the freehold property (deli, sandwich shop, takeaway, and bar) and Rufford Road (upmarket bar and tapas venue). Both sites boast prime locations, established customer bases, and strong weekly income. Included in the sale is a fully equipped food truck and two-bedroom flat.

The business has been well suited to an owner operator, and is now offered for sale due to family commitments. The business has a team of reliable staffing in place with capability to manage the businesses on a day to day basis.

Location

Duke Street is a corner property on a busy main road with high visibility and substantial foot traffic. Rufford Road is the only food premises on its main road, offering capacity for up to 119 customers. Both sites are situated in vibrant areas with excellent access to major transport links, including the M58. Other local businesses include a combination of independent retailers and large multiples. Both areas benefit from strong public transport links and parking in the surrounding areas.

Premises Details

Duke Street Premises:

The Duke Street site is a prominent freehold property situated on a busy main road corner, ensuring excellent visibility and accessibility. The ground floor comprises a takeaway area with a large counter and a preparation station to the right-hand side. Toward the rear, there is a dining space with further seating and separate ladies' and gents' toilets. The kitchen and storage areas are compact but functional, with steps leading to a spacious cellar. An external brick outhouse provides additional storage. Above the business, the first floor houses a two-bedroom flat, complete with a lounge, kitchen, and bathroom. The property is equipped with CCTV and alarm systems, offering security and peace of mind for the owner.

Rufford Road Premises:

The Rufford Road site is a single-storey property located on a main road, serving as the sole food establishment in the area. Its double-fronted design provides an inviting façade, with seating for approximately 45 customers indoors and a total capacity of 119, including external seating. The premises are well-maintained and designed to accommodate an upmarket bar and tapas-style dining experience. The kitchen is fully equipped, and the interior features a tasteful and modern layout conducive to relaxed

dining. Like Duke Street, the Rufford Road location is fitted with CCTV and alarm systems, ensuring security for the business and its patrons.



Financial Information

Detailed accounts are awaited. The business demonstrates consistent revenue across both sites, with no significant debts disclosed by the owner.

The Duke Street location is owner-operated, employing 2 full-time and 4 part-time staff. Rufford Road operates with a team of 9 part-time staff. The business generates steady weekly income, with detailed accounts pending. Additionally, there are two extra income streams of £125 per week per truck, there is 2 trucks in total, one at each site, providing an additional rental income of £13,400 per year. There is also rental income of £950pcm (£11,400 Per Year) from the accommodation.

Rufford Road site is leased at a cost of £398 per week with lease details to be confirmed.

Fixtures & Fittings

Duke Street: Includes chiller display cabinet, coffee machine, bar fittings, drinks fridges, chest freezers, deep fat fryer, six-burner cooker, tables, chairs, ePOS till system, Merrychef oven, and outdoor wooden benches.

Rufford Road: Mirrors Duke Street. Includes kitchen equipment, tables, chairs, and bar fittings.

A fully equipped food truck is included in the sale. Both sites are equipped with CCTV and alarm systems.

Opening Hours

Duke Street: Summer: 8 AM – 10 PM, Winter: 8 AM – 6 PM (7 days/week).

Rufford Road: 10 AM – 10 PM (7 days/week).

Summary

This sale offers a unique opportunity to acquire two established food and beverage businesses in prime Southport locations, with a mix of indoor and outdoor seating, a licensed bar, and a fully equipped food truck. Both properties feature excellent facilities, security systems, and additional rental income potential. Ideal for an experienced operator or investor seeking a turn-key opportunity.







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