



No. 16 On The Hill

16 Liverpool Road, Penwortham, Preston, Lancashire, PR1 0AD

Tenure: Leasehold

Price: £104,995

Ref: 95427

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- South Ribble town of Penwortham
- Prime high street location
- Open plan trade area (40)
- Well-appointed trade patio (30)
- Stylishly decorated and furnished
- Net sales year ended 31/07/2024 - £232,673

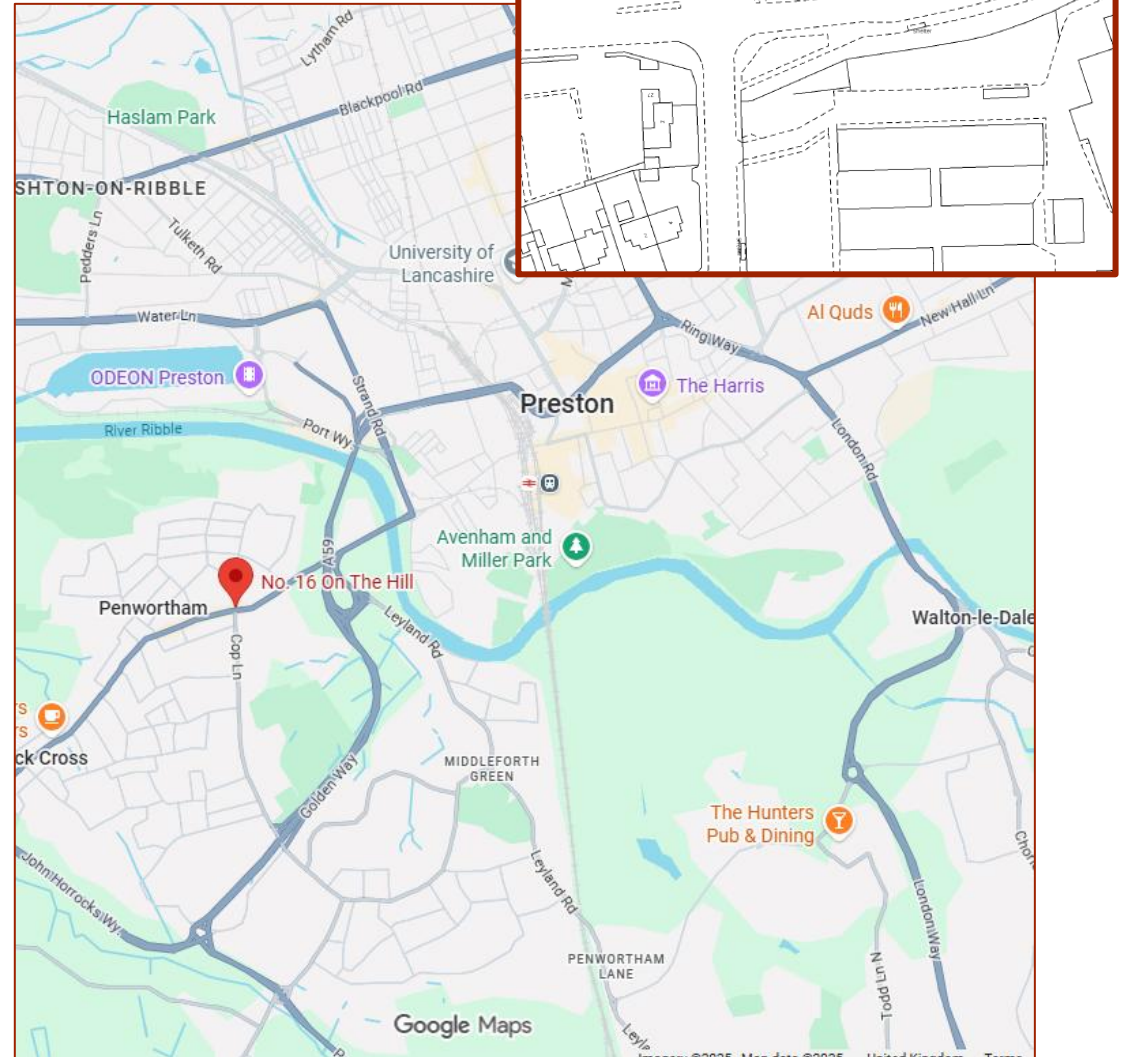
Location

Penwortham is a town in South Ribble, Lancashire on the south bank of the River Ribble, facing the city of Preston. The town is one of the most up-and-coming locations in Lancashire and is a family friendly area thanks to its combination of good schools, green spaces and community focused amenities and events. The latter include Penwortham Gala and Penwortham Christmas markets.

The property sits on the junction of Liverpool Road and Priory Lane in a prime location, surrounded by other hospitality and retail outlets. The town lies just off the A59 which provides links to Preston city centre to the north-east and Ormskirk and Liverpool to the south. The town is served by junction 31 of the M6 motorway which connects to the M61 to Manchester, the M65 to Burnley and the M55 to Blackpool.

The Property

16 On The Hill occupies the ground floor in a two-storey end terrace property in a busy high street location. It is apparent that the business has been well invested in, both internally and externally: it is beautifully furnished throughout with modern décor and has a well-appointed outdoor searing area.



Trade Areas

OPEN-PLAN TRADE AREA with tile floors, perimeter, booth and loose seating for 30 and an 'L' shaped BAR SERVERY which is well-equipped with undercounter refrigeration units, beer pumps, optics and a PREP AREA. The trade area is stylishly decorated and furnished with no expense spared; it has a chic and contemporary interior which includes feature and neon lighting and bifold doors leading on to the trade patio. To the rear of the trade area is a SNUG with perimeter and loose seating for 10. PREP KITCHEN/ON LEVEL CELLAR to rear of building.

Please note that the first floor of the building comprises separate, private accommodation which is unrelated to (and excluded from) the leasehold sale.

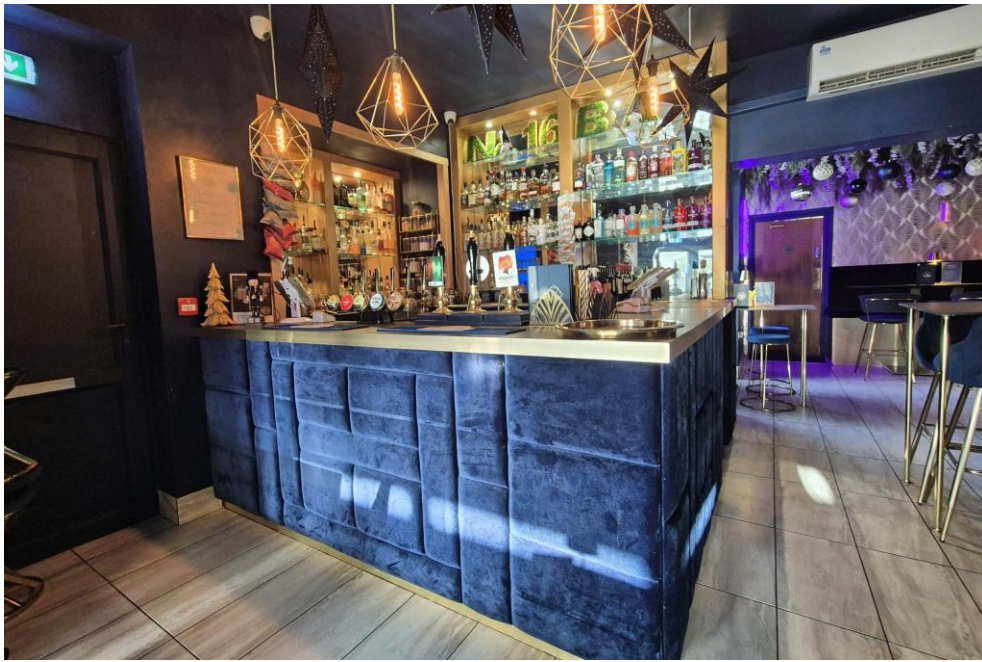
External

Well-appointed TRADE PATIO with loose seating for 30. Metal pergola surrounded by wooden planters and equipped with heat lamps. One parking space to the side of the property.

The Business

16 On The Hill is an established cocktail bar in the heart of Penwortham. It is situated in an enviable trading position on the town's main drinking circuit and attracts clientele from the local area and surrounding suburbs. The business is known for its signature cocktails and large selection of beers and spirits. It hosts bottomless brunches as well as private events including birthday parties and baby showers. The property has a pleasant ambience which contributes to its positive customer reviews and excellent ratings on sites such as Google, Facebook and Trip Advisor and boasting in the region of 7000 followers on Facebook and 2000 followers on Instagram. The business has its own website www.no16onthehill.com. Net sales for the year ended July 2024 are £232,673. Full trading information can be offered to seriously interested parties following any viewing and with the consent of our clients.









Tenure & Price

LEASEHOLD £104,995 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Property is held on a full repairing and insuring lease for a term of ten years, commencing December 2021. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £1,166.66 per calendar month with an additional monthly maintenance charge of £80. The lease is free-of-tie.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.
Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol:

Sunday to Thursday: 12:00 – 23:00

Friday & Saturday: 12:00 – 00:00

Current opening hours

Wednesday & Thursday: 16:00 – 22:00

Friday: 15:00 – 00:00

Saturday: 13:00 – 00:00

Sunday: 14:00 – 22:00

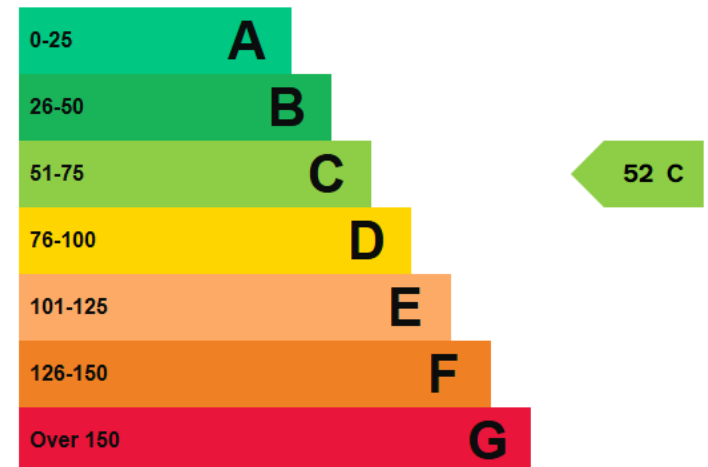
Monday & Tuesday: Closed

Services

Mains water, electricity and drainage are connected.

Rateable Value: £10,250.

Local Authority: South Ribble Council.





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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.