



Strawberry Moon Café & Bar

Station Road, Thurstaston, Wirral, CH61 0HN

Leasehold £100,000

- Affluent Wirral suburb
- Sizeable, detached building located in countryside
- Open plan trade area (60)
- Trade kitchen
- Sheltered outdoor seating area
- Huge scope to increase sales further

Ref: 91709

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LOCATION

Strawberry Moon is located on Station Road in the affluent and desirable Wirral suburb of Thurstaston. The village lies on the A540 between Heswall and Caldy, and Thurstaston beach is just a short walk away. The beach, boasting views of the North Wales coastline across the estuary, is popular with cyclists and dog walkers. Caldy Golf Club and Wirral Country Park are both within a 3-mile radius of the property.

The A540 links to the Wirral coastal towns of Hoylake and West Kirby northbound and to Chester southbound. The M53 connects the Wirral Peninsula to Liverpool to the north and North Wales to the south. The closest train station is Heswall which runs on the Merseyrail line, providing links to Birkenhead and Liverpool.

The property is of brick/corrugated construction and is surrounded by beautiful farmland. It briefly comprises:

TRADE AREAS

Open plan TRADE AREA with wood panelled bar servery to the right-hand side with laminate flooring, log burner, wood panelled walls and loose and booth seating to accommodate 60. Via the corridor beyond the main trade area are LADIES' AND GENTLEMEN'S TOILETS.

MANAGER'S OFFICE and STORAGE area are offset.

Generous sized trade KITCHEN which offers a wide selection of catering equipment, WALK-IN FRIDGE, WASH AND PREP AREAS and Altro nonslip flooring.

EXTERNAL

To the front of the property is a paved PATIO AREA with benched seating for 30. To the right-hand side is a SHELTERED SEATING AREA which can be accessed via the main building and

provides 35 covers. GRASS and TARMACKED AREA with picnic style benches to seat 100+. PARKING for 40 with an additional overflow car park for 40.

THE BUSINESS

Strawberry Moon is a unique venue set the idyllic Wirral countryside and is a much-loved destination for both locals and passers-by, with the property being a popular meeting spot for cyclists and walkers. The business trades as a café/bar and offers an extensive food menu; it is famed for its all-day breakfasts and Sunday roasts. In addition, Strawberry Moon offers live music events which are extremely popular. There is scope for increased turnover through the introduction of venue hire for private functions, villages fayres and beer festivals, taking advantage of the business's beautiful rural setting. Furthermore, summer 2022 saw the introduction of a new nursery and garden centre on the land adjacent to Strawberry Moon which is expected to bring further trade to the business.

We are advised the net turnover is in the region of £600,000 per annum and full accounts can be made available to serious parties following any viewing.

LICENCE

A full premises licence is held.

Licensed hours:

Monday to Thursday 11:00 – 20:30
Friday, Saturday and Sunday 11:00 – 22:30

Current opening hours:

Monday Closed
Tuesday to Sunday 10:00 – 20:30

SERVICES

Mains water, electricity and drainage are connected. The business benefits from CCTV.

Local Authority: Wirral Council, PO Box 290,
Wallasey, CH27 9FQ

Telephone: 0151 606 2002

Rateable Value: £14,000

Rates Payable: £2,328



TENURE & PRICE

LEASEHOLD £100,000 to include fixtures and fittings and goodwill. Stock at valuation in addition.

The Property is held on a part repairing and insuring lease for a term of ten years, commencing 1st September 2020. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £1,500 per calendar month plus utilities in advance, subject to five yearly rent reviews. An incoming party will be required to provide a rental deposit to the Landlord of £5,000 in advance, plus personal guarantors. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



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EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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