



Northwich Sauna

Winnington Lane, Northwich, Cheshire, CW8 4GX

Freehold offers in excess £1,300,000

- Located in heart of the Cheshire Plain
- Adult steam/sauna business
- 17000 sq²/0.9 acres
- Commercial kitchen & bar area
- Parking (90)
- Profitable business

Ref: 91732

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SP Sidney
Phillips



LOCATION

Northwich Sauna is located in the Cheshire town of Northwich which is located 18 miles east of Chester, 15 miles south of Warrington and 19 miles south of Manchester. The town was named one of the best places to live in the UK in 2014. To the immediate area surrounding the business has been subject to much investment in recent years with a new housing estate facing the property and planning for 900 new homes submitted to the Local Authority, for the land to rear of the building.

The A566 provides links to Manchester northbound and to the M6 motorway providing access to Carlisle, Birmingham, and the south. The A533 provides a link to the M56 which gives ease of access to the northwest of England, North Wales and the Wirral. Northwich Railway Station serves the town providing routes to Chester and Manchester Piccadilly with numerous bus links running through Northwich to local towns including Harford, Crewe, Warrington and Chester.

The building is an approximately 17,000 sq.ft brick-built property with pitched tiled roof on a prominent roadside position. The property briefly comprises of: -

TRADE AREAS

ENTRANCE VESTIBULE leading to large RECEPTION AREA comprising of sofa seating area, access to two staircases, laminate flooring with MANAGERS OFFICE to the rear of the reception desk. The right of the building features a LOCKER ROOM (300), LAUNDRY ROOM, STAFF LOCKER ROOM, TOILETS, SAUNA ROOM (20) and a 1500sq² JACUZZI and SHOWER ROOM plus a SUN BED ROOM. To the left of the building is a large seating area with fixed and loose seating to cover 100+ with a wood panelled bar servery, sizeable COMMERCIAL KITCHEN which benefits from altro nonslip flooring and a very good selection of catering equipment, cooking appliances, PREP and WASH areas.

FIRST FLOOR

An assortment of Amsterdam style CABINS. Two DRESSING ROOMS. Spacious SEATING AREA. MASSAGE ROOM. SHOWER ROOM and numerous ADULT PLAY AREAS.

EXTERNAL

PARKING to the front and the rear of the property to accommodate 90+ vehicles. Communal YARD to the rear of the building which comprises of paved PATIO and seating to cover 60.

THE BUSINESS

Northwich Sauna is the UK's largest Male only sauna and sees trade from around the UK. Established in 2005, the business has been a popular hub for members of the gay and bi community, visited for it's friendly and welcoming atmosphere along with a varied range of high quality amenities.

Our client has owned the business for 4 years and advises of a high net turnover with significant profits and states the business has been unaffected despite the recent pandemic.

The business currently operates four days a week, opening on a Tuesday, Wednesday and weekends from 11:00-20:00, there is scope to increase trade by extending opening hours. The prospective purchaser will be able to take advantage of the business's state of the art facilities along with its brilliant reputation to continue trading successfully.

The business is being marketed as a going concern but does have huge scope for change of use subject to planning permission due to the size of the site and prominent roadside position.

Viewings highly recommended.

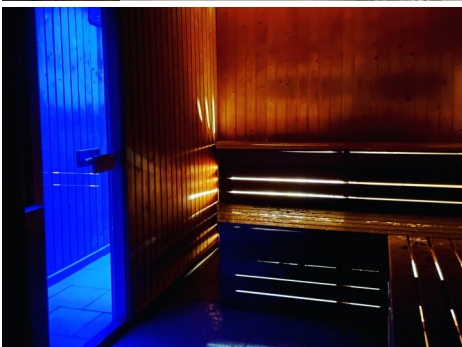
LICENCE

Not applicable.

Local Authority: Cheshire East Council, Care of Municipal Buildings, Ale Street, Crewe, CW1 2BJ

Telephone: 0300 1235 500

Rateable Value: £46,750



TENURE & PRICE

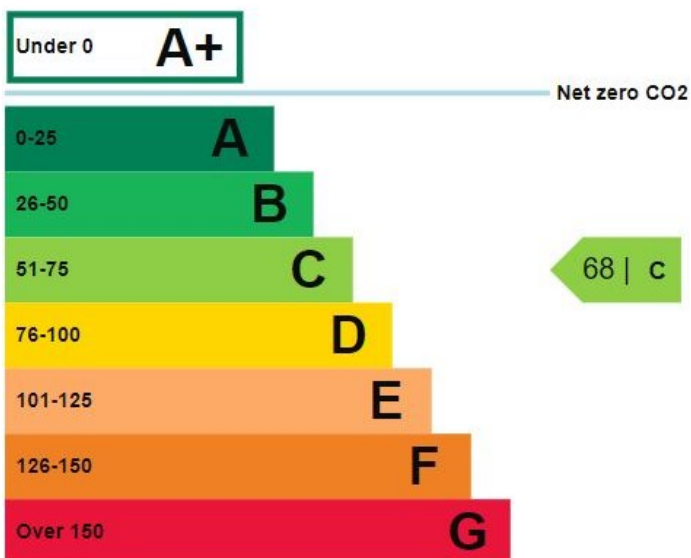
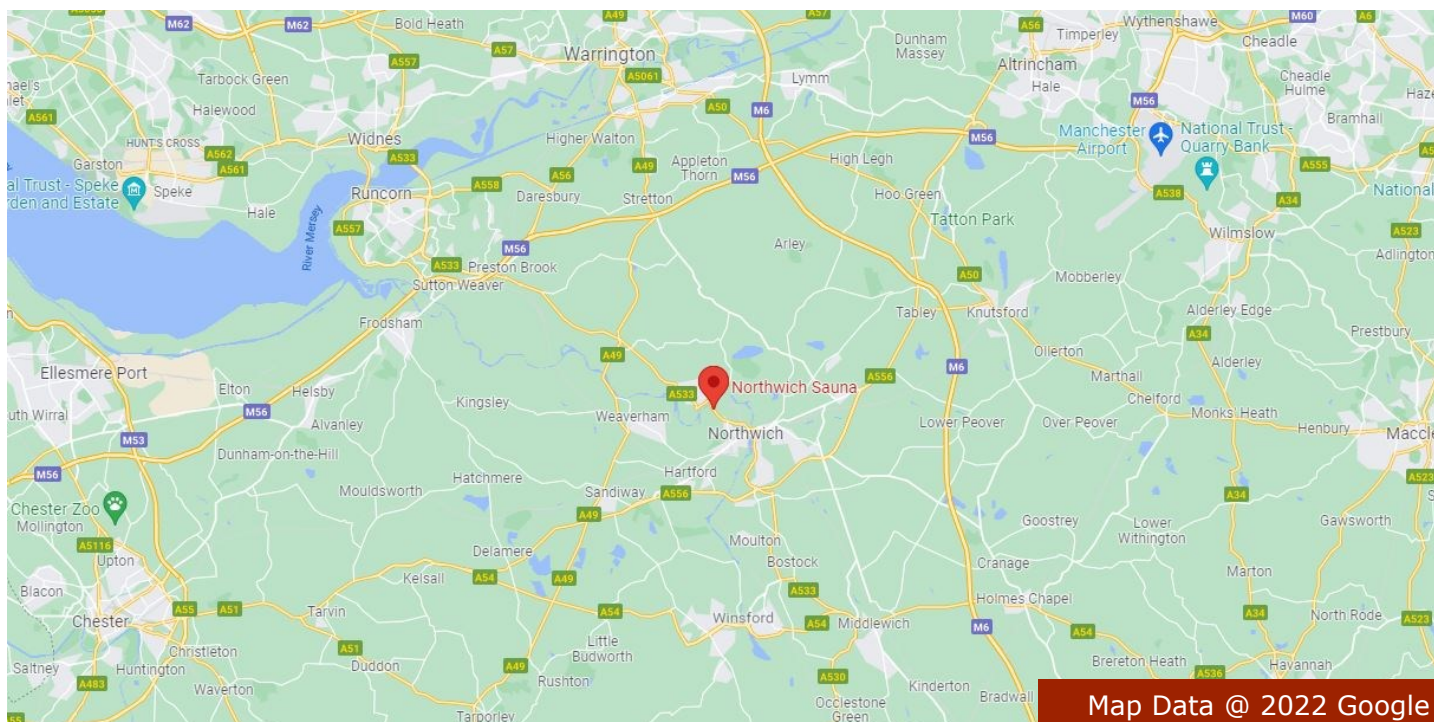
FREEHOLD offers in excess £1,300,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

Our client has advised they will consider part financing for the prospective purchasers.

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

SERVICES

Gas, electric, water. All connected. CCTV. The property benefits from 5 star hygiene rating and all electrical safety certs are up to date.



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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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