



Tavern

288 Upton Lane, Widnes, Cheshire, WA8 9AF

Freehold £1,800,000

- Located in Widnes suburb
- Prominent detached building
- Pub/restaurant (140)
- Two function rooms (90)
- Three bedroom owners accommodation
- Net turnover 2022 in excess of £1.7m

Ref: 94177

01512 204879

northwest@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Tavern is located in the affluent Widnes suburb of Upton Rocks which lies on the northern banks of the River Mersey between Prescott and Penketh in the Borough of Halton. The immediate area is primarily residential with the town of Widnes a short distance away, offering a host of retail and hospitality outlets and other notable points of interest including the Catalyst Science Discovery Centre and the DCBL stadium, home of the Widnes Vikings Rugby League Football Club. Liverpool is 12 miles west and Manchester and Warrington are 26 miles and 7 miles away respectively. The A557 runs through the town linking to the M62 northbound, providing access to Liverpool and Greater Manchester, and the A533 Mersey Gateway Bridge to the south links Widnes to the Wirral Peninsula and North Wales. Widnes and Hough Green Train Station serves the town on the Liverpool to Manchester Railway. Liverpool John Lennon Airport is six miles south west.

The property is a sizeable and prominent detached building which dates back to 1852. It has a mock Tudor frontage, original sash windows, white washed elevations and pitched tile roof over two storeys to the main with a single storey extension to the rear, and briefly comprises:

TRADE AREAS

PORCH leading to entrance vestibule, OPEN PLAN MAIN BAR and DINING AREA which is well appointed and maintained throughout with modern décor, furnishings and lighting. Loose and booth seating to accommodate 90 with raised seating areas, multiple TV screens and LADIES' and GENTLEMEN'S TOILETS offset. Behind the bar is Altro nonslip flooring and multiple refrigeration units, wash areas, till system and glass and wood framed back bar with access to MANAGER'S OFFICE and separate WASH ROOM. DINING ROOM to accommodate 50 with booth and loose seating over split levels with an open brick fireplace. TWO PRIVATE FUNCTION ROOMS. Room One with carpet flooring to accommodate 50 with fixed bench seating. Room Two offers seating for 40 with interconnecting bi-fold doors which open up the two rooms into one large function suite as required.

Rear Entrance. Access to cellar to basement of a good size with STORE ROOM, KEG ROOM, BEER DROP and BOTTLE STORE.

Good sized TRADE KITCHEN with Altro nonslip flooring, multiple wash and prep areas, walk-in fridge and freezer, SEPARATE PANTRY and LAUNDRY ROOM. PREP ROOM. Well equipped throughout with catering equipment and cooking appliances.

OWNERS ACCOMMODATION

To the first floor featuring LOUNGE, THREE DOUBLE BEDROOMS, BATHROOM with shower, KITCHEN/ DINING ROOM and flat roof terrace.

EXTERNAL

Rear CAR PARK for 60 vehicles. Well maintained gardens. Front CAR PARK for 14 vehicles. Front TRADE AREA. Raised DECKING AREA with bench and loose seating to accommodate 50 with glass partitions, raised flower beds and parasols. TRADE PATIO with picnic style benches to accommodate 24.

THE BUSINESS

The Tavern is a family friendly public house and restaurant which is hugely popular with the local community and residents of the surrounding areas. The business offers an all day food menu including breakfast and afternoon tea, and also provides a successful take away menu which markets on JustEat and Deliveroo. The venue has two private function rooms for group celebrations; it hosts live music events, open mic nights, quizzes, wine tasting, bottomless brunches and is also popular for live sporting events. The property has been well maintained and invested in over recent years.

The business has its own website www.tavernwidnes.co.uk and boasts great reviews on sites such as Facebook, TripAdvisor and Google. Net sales for the 2022 period are in excess of £1.7m with net profits circa £360,000. Full accounts will be made available to all serious parties following any viewing.



TENURE & PRICE

FREEHOLD £1,800,000 to include goodwill and fixtures and fittings. Stock at valuation in addition. No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held for the retail of alcohol.

Current opening hours:

Monday - Thursday	11:30 - 00:00
Friday	11:30 - 00:30
Saturday	10.00 - 00:30
Sunday	12:00 - 23:00

SERVICES

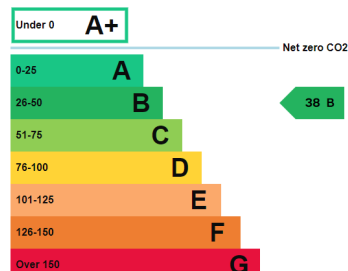
Mains water, electricity, gas and drainage are connected. The property benefits from CCTV.

Local Authority: Halton Borough Council.
Rateable Value: £47,000



Energy rating and score

This property's current energy rating is B.



EPC Reference: 0658-0791-4537-8417-8053

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons