



Jawbone Tavern

12 Litherland Road, Bootle, Merseyside, L20 3BZ

Freehold Offers Over £350,000

- Oldest public house in Bootle
- Sizeable building in densely populated area
- Main bar (120) & function room (50)
- Trade yard (40)
- Trade kitchen
- Net sales £470,753 Y/E January 2023

Ref: 91839

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SP Sidney
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LOCATION

The Jawbone Tavern is located in the north Liverpool suburb of Bootle. The town's proximity to the Irish Sea and the industrial city of Liverpool to the south saw it grow rapidly in the 1800s, first as a dormitory town for wealthy merchants and then as a centre of commerce and industry in its own right. The public house, which dates back to 1802, is Bootle's oldest pub and was popular with seafarers. It is located in what was the original Bootle Village. Hugh Baird College, Derby Park and The Strand Shopping Centre are all within a half-mile radius, whilst Liverpool city centre is 3 miles south.

The nearby Breeze Hill connects to the A59 which provides links to the M57 and M58 motorways. The A5039 provides a direct route to Liverpool city centre. Bootle New Strand and Bootle Oriel Road train stations are both within a one mile radius and operate on the Merseyrail line between Liverpool and Southport. Liverpool John Lennon Airport is 11 miles south.

The property is a prominent three-storey building of brick construction with a pitched tile roof. It holds a corner plot in a prime main road position. The property briefly comprises:-

TRADE AREAS

GROUND FLOOR

Well presented OPEN TRADE AREA which offers loose and fixed bench seating for 120. Wood panelled BAR SERVERY occupies the right-hand side of the room and comprises under counter refrigeration units, back bar and shelving. The room offers three raised seating areas, part carpet/part tile flooring, darts area, multiple TV screens, games machines and TV projector screen.

To the rear of the bar at basement level is the TRADE KITCHEN which is well-equipped with catering and cooking facilities.

CELLAR comprising KEG ROOM, STORAGE ROOM, refrigeration units and secure BOTTLE STORE.

FIRST FLOOR

PRIVATE FUNCTION SUITE with wood laminate flooring, raised BAR AREA with seating for 50. LADIES' AND GENTLEMEN'S TOILETS offset. Private ROOF TERRACE and fire escape.

OWNERS ACCOMMODATION

Private access with stairway leading to first and second floors. The areas briefly comprise:

FIRST FLOOR

LOUNGE, DOUBLE BEDROOM, DINING ROOM, BATHROOM/SHOWER ROOM and fitted KITCHEN.

SECOND FLOOR

TWO DOUBLE BEDROOMS, large STORAGE ROOM (with scope to be converted to a double bedroom) and OFFICE.

EXTERNAL

Newly refurbished paved TRADE PATIO AREA with seating for 40 and offering a sheltered seating enclosure. Two-storey brick built OUTBUILDING which is currently used as storage, but has potential to be used as an additional trade area or converted into a 2 bedroom house (STPP).

THE BUSINESS

The Jawbone Tavern trades as a community local public house that is predominately wet-led but does offer a traditional pub food menu (with the split being approximately 70/30). We are advised net sales for the 2022 period are circa £500,000. The pub is located close to Sefton Council's office buildings and Hugh Baird College which brings high footfall; it is also situated in a densely populated residential area. Our client has been involved in The Jawbone Tavern for over 35 years, 10 of those as the freeholder, and has now decided to sell in order to retire. There is the opportunity to rent out the first and second floor owners' accommodation and to increase trade by focusing more on food sales and through more extensive marketing activity (including showcasing the first floor function room for hire).

LICENCE

A full Premises Licence is held. The permitted licensed hours are:

Sunday to Wednesday	10:00-00:00
Thursday to Saturday	10:00-01:00

Opening Hours

Sunday to Thursday	12:00-23:00
Friday to Saturday	12:00-00:00

SERVICES

All mains services are connected and the property benefits from being fully alarmed with a CCTV system.

LOCAL AUTHORITY

Sefton Metropolitan Borough Council
St Peter's House
Bootle
L20 3AD

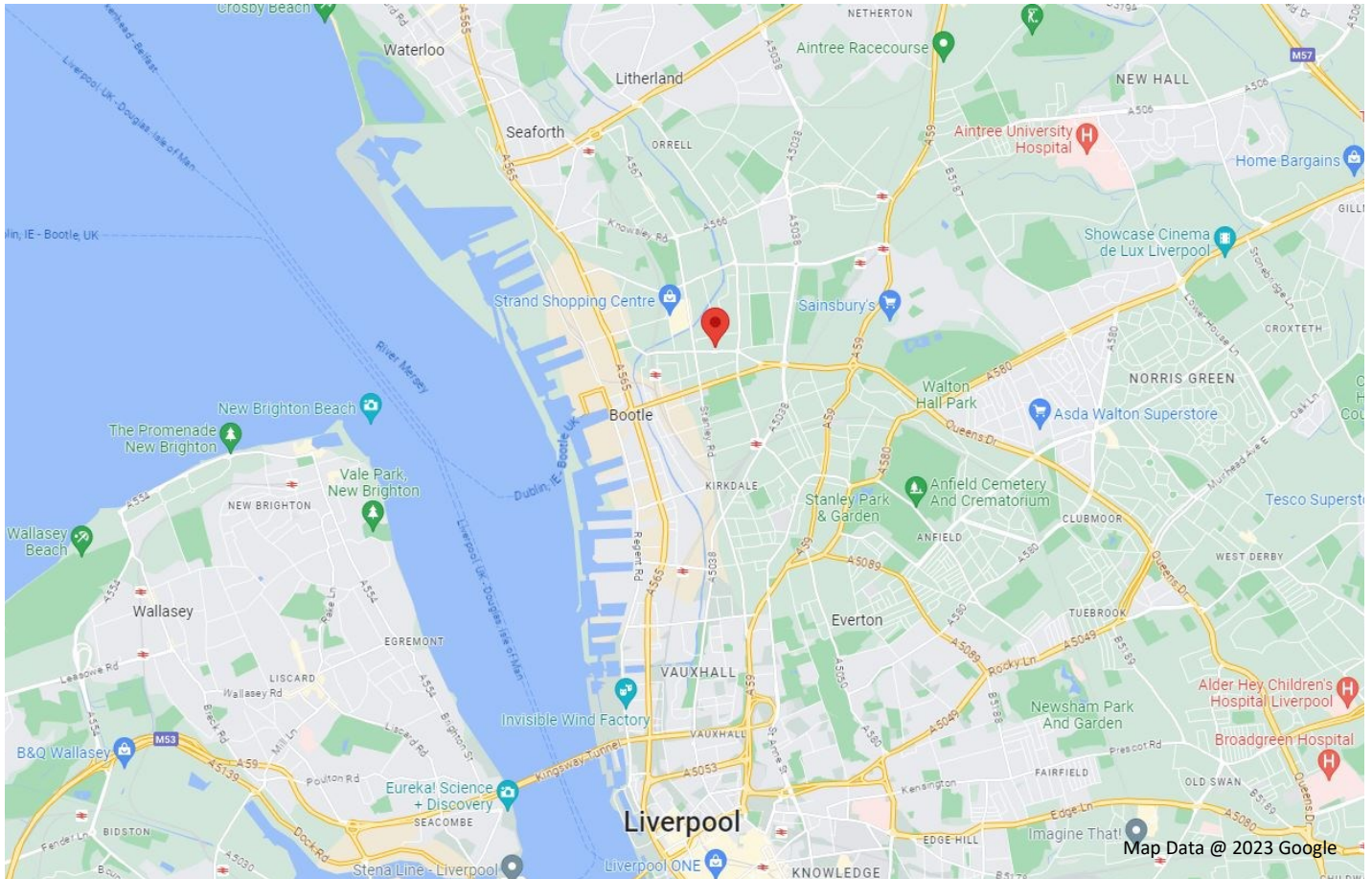


TENURE & PRICE

VIRTUAL FREEHOLD Offers Over £350,000 to include fixtures and fittings and goodwill. Stock at valuation in addition.

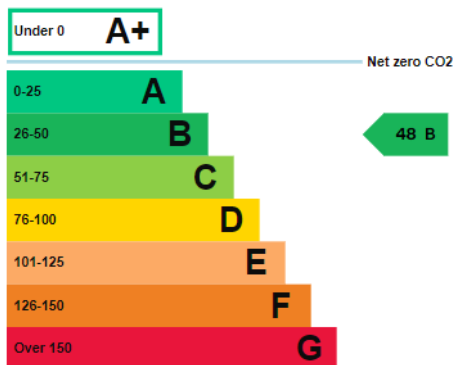
Held on a 999 year lease which commenced on 25 March 1895, with a ground rent of £20 per annum.

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



Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 8530-4175-9290-1069-3267

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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