

Restaurant

Business/Lease/Fixtures & Fittings

£42,500 plus stock at value

Ref: 1085

Don Pino Restaurant

12-14 Heath Street

Golborne

Warrington

WA3 3AD



Business Characteristics

- Taking £3,500 per week (No Deliveries)
- Rent £220 per week
- Seating for 32
- Mid parade, village centre, surrounded by other businesses, eateries, shops & pubs
- High levels of passing trade
- Alcohol Licence
- Established in 2004
- Hours of Opening: 5:00pm-9:00pm
Wednesday to Sunday, Closed Monday & Tuesday
- New Lease Available



HARVEY SILVER
HODGKINSON

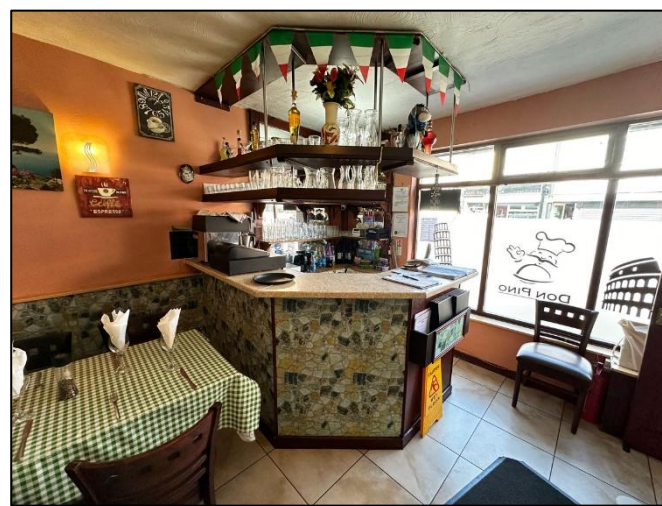
www.hsh.co.uk

0161 233 9090

info@hsh.co.uk



This business is being listed for sale due to our client's decision to retire. This presents an excellent opportunity to acquire a well established restaurant in Golborne, Warrington. Located in the middle of a parade, in the village centre, surrounded by many other businesses, shops, eateries and pubs, the site welcomes high levels of passing trade and strong footfall. The business achieves its current level of turnover, whilst offering further potential for an enthusiastic owner/operator to increase the takings, by way of, for example, introducing deliveries, extending the opening hours and expanding on the current menu.



Property Description:

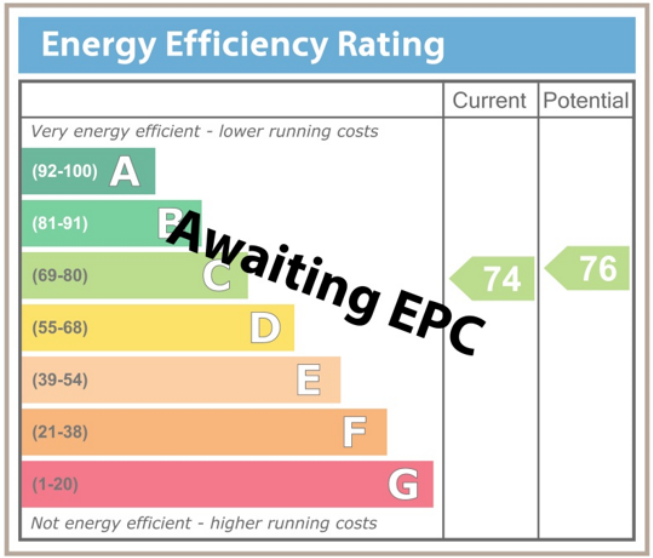
Central entrance, small bar, 'L' shaped seating area for 32, ladies & gents W/C, side exit to small smoking area, kitchen providing pizza oven, 6 burner oven, cold storage, preparation area, washing up area, frying area, exit to yard and bin area.



Via: [Find a business rates valuation - GOV.UK](#)

Restaurant floor areas

Description	Area m ² /unit
Ground floor retail zone a	44.3
Ground floor retail zone b	10.1
Total	54.4



*In accordance with **Anti-Money Laundering Regulations** proof of identification, residence and confirmation of the source of funding will be required from the purchaser*

OFFICE LOCATED AT: Westgate, 44 Hale Road, Hale, Cheshire WA14 2EX

Company Registration Number: 0C322433

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT THROUGH THIS OFFICE

HARVEY SILVER HODGKINSON for themselves and for the vendor(s) or lessor(s) of this property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and no warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, prior sale or withdrawal. Room sizes quoted are approximate only.

HARVEY SILVER HODGKINSON

Golborne is a town 6 miles north-east of Warrington and 14 miles to the west of the city of Manchester. Along with the neighbouring village of Lowton, it recorded a population of 24,041. Warrington is an industrial town in Cheshire, England. The town is the main settlement of the Borough of Warrington and sits on the banks of the River Mersey, with the town centre and its suburbs north of that river historically having been part of Lancashire. It is 16 miles (26 km) east of Liverpool and 16 miles (26 km) west of Manchester.

Don Pino Restaurant This business is located in the middle of a parade, in the village centre, surrounded by many other businesses, shops, eateries and pubs, benefitting from high levels of vehicular and pedestrian trade.

This property has a premises Licence granted by the relevant local authorities, it is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence. Prospective purchasers are advised to take appropriate specialist advice.



Sat Nav Address:
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