



REF: 741

The Sefton
1-7 Baldwin Street, St. Helens,
Merseyside WA10 2RS

£12,500

**£12,500 is the rent deposit
required by the landlord.**

**In addition, there will be a need
for working capital, funds for
rent in advance and stock.**

**Fixtures and fittings can be
purchased over a period of time.**



FEATURES

- Spacious family-friendly pub in heart of St Helens town centre
- With a forecast annual turnover of circa £831,286 p.a.
- Split Wet £598,609 / Dry £232,678
- Raised drinking area circa 40
- Dining area circa 60
- Large sport widescreen TVs
- Family friendly beer garden
- Well-presented toilets
- Three bedroom self-contained flat

LOCATION

Positioned in the heart of St. Helens, The Sefton is surrounded by numerous shops, restaurants and cultural sites. The World of Glass Museum, a notable local attraction, is within walking distance providing insights into the town's rich industrial heritage.

Additionally, the pub is conveniently close to public transportation, facilitating easy travel to and from the area.

THE BUSINESS PREMISES

The Sefton boasts a traditional brick façade with large windows, allowing natural light to illuminate the interior. Its corner location enhances its visibility and accessibility.

Inside, the pub features a comfortable and spacious environment, divided into a raised bar area and a lower seating section. This design accommodates both casual drinkers and diners.

The walls are adorned with photographs of St. Helens and local Saints players, adding a community-centric touch to the ambiance.

The Sefton is equipped with multiple television screens, making it an ideal spot for sports enthusiasts to watch live events. Additionally, the pub offers free Wi-Fi, catering to patrons who wish to stay connected.

The pub hosts live music sessions, particularly on Thursdays and Fridays, contributing to a vibrant nightlife experience.

With facilities such as a beer garden and a family-friendly policy, The Sefton welcomes patrons of all ages.

Overall, The Sefton pub combines traditional charm with modern amenities, making it a favoured destination for both locals and visitors in St. Helens.

Well fitted commercial kitchen.

PRIVATE QUARTERS

The private accommodation comprises of 2/3 bedrooms, kitchen, bathroom.

The private accommodation is in good condition.



OUTSIDE

There is a beer garden at the side of the pub, wooden benches offering seating for around 30.

THE BUSINESS

We do not have trading accounts, but the owners forecast is circa £831,286p.a.

We cannot warrant any trading figures.

TENURE

The Sefton is available on a 5 year fixed term tenancy with the Stonegate Group.

There will be a wet tie to Stonegate.

Annual rent is quoted at £50,000 p.a.

Rateable Value

Current value (1 April 2023 to present) is £64,250.



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
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