

FOR SALE – PROMINENT FREEHOLD PUBLIC HOUSE INVESTMENT

LBL Real Estate
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BRIDGE INN, BOLTON ROAD, PORT SUNLIGHT, WIRRAL, CH62 4UQ

****Vacant Possession Potentially Available****



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KEY HIGHLIGHTS

- Prominent flagship public house originally dating from 1900.
- Located in the affluent and desirable Port Sunlight Garden Village, a beautiful and historic model village developed in 1888 by Lord Leverhulme to house his workers at his soap factory 'Lever brothers' now Unilever. Port Sunlight continues to thrive as a significant tourist destination and offers various tourist trails.
- Substantial Grade II listed Public house and hotel property arranged over 3 levels and extending to approximately 22,632 sq ft.
- Entire Property is let to Spirit Pub Company (Managed) Ltd. Spirit Pub Company is wholly owned by Greene King who currently operate over 3,100 pubs across the UK including brands such as Chef & Brewer, Hungry Horse, Metropolitan Pub Company & Farmhouse Inns.
- Current rent of £74,000 pa with lease expiry on 01st December 2031 (c.6 years unexpired) with an upcoming open market rent review in December 2026. The business is unaffected by the sale.
- Offers significant reversionary value and asset management opportunities at lease expiry to develop a best in class destination pub and hotel site. This includes a new long term letting on market terms, or an owner operator acquisition to secure a flagship site, hold as an investment in the short term and subsequently refurbish and owner operate at lease expiry. Providing vacant possession as part of the sale is also a potential option.
- Offers in the region of **£900,000** are invited for the Freehold interest which reflects a NIY of 7.70% and a low capital value of £40.24 per sq ft after deducting purchaser's costs at 6.80%.



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LOCATION

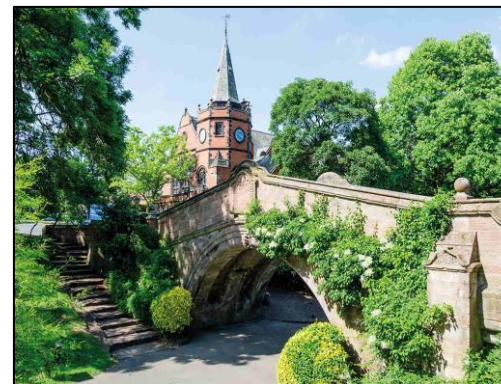
- Port Sunlight is a picturesque 'Garden Village' located between Lower Bebington and New Ferry on the Wirral Peninsula. Port Sunlight is situated approximately 4 miles to the south – east of Birkenhead Town Centre, 5 miles south of Liverpool and 13 miles north of Chester City Centre.
- The village is characterized by a diverse range of architectural styles, with over 900 buildings, primarily in the Arts and Crafts style. Port Sunlight is set within 130 acres of picturesque parkland with the the entire village falling within the Port Sunlight Conservation area. Port Sunlight was developed in 1888 by Lord Leverhulme to house his workers at his soap factory 'Lever brothers' now Unilever. Port Sunlight continues to thrive as a significant tourist destination and offers various tourist trails.
- The Village benefits from good transport links with easy access to Junction 3 (2 miles east) of the M53 motorway which links Birkenhead / Liverpool to Chester and the M56 motorway.

SITUATION

- The Bridge Inn occupies a prominent island site fronting Bolton Road at its junction with Church Drive. The A41 – New Ferry bypass is located 200 hundred metres to the north east.
- The immediate area is predominantly parkland and residential in nature with surrounding occupiers including Christ Church Primary School, Hulme Hall a conference & wedding venue, Lady Lever Art Gallery, Leverhulme Hotel, The Lyceum, and Goldstone Theatre.
- Located nearby is Unilever's northern factory hub and one of the company's global R & D hubs. 0.6 miles to the south is Bromborough town centre which offers a range of commercial users including Croft Retail & Leisure Park and Village Hotel Wirral.



Picture 1: Aerial photograph of Bridge Inn, Port Sunlight



Picture 2: The Dell, Port Sunlight



Picture 3: Quaint Buildings, Port Sunlight

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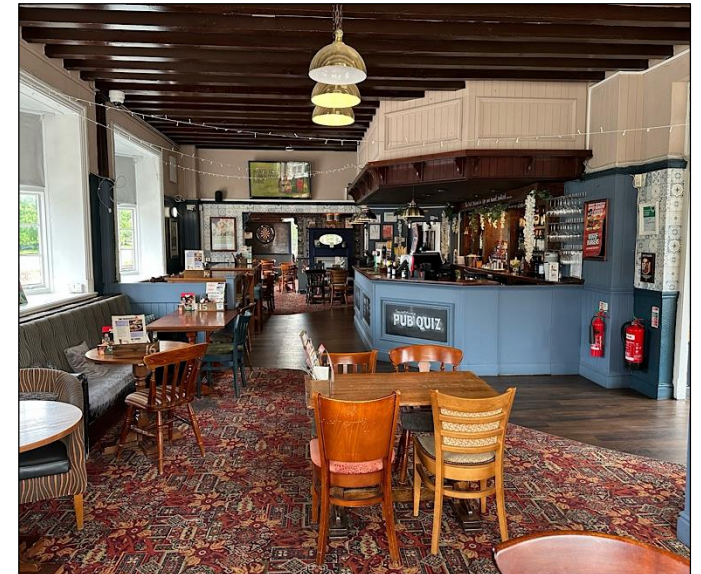
SELECTION OF PICTURES - 1



Bridge Inn – Front Elevation



Beer Garden



Pub Trading Area



Pub Trading Area



Restaurant



Restaurant & Bar

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SELECTION OF PICTURES - 2



Function Room & Bar



Hotel Entrance & Lobby



Hotel Reception



Typical Bedroom



Typical Bedroom



Rear Elevation & Car Park

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DESCRIPTION

The Property comprises a Grade II listed detached public house with hotel comprising 19 ensuite letting bedrooms (circa 11 bedrooms operational) and c.25 parking spaces. The property is located on a 0.68 acre island site and is constructed of rendered brick construction with ornate timber detailing to the frontage under a multi pitched tile covered roof. The property was constructed in the early 1900's with a 1960's style extension to the rear (comprises the function room). The accommodation is arranged as follows:

Ground Floor: Pub entrance with open plan trading area with a central bar servery and seating on a variety of loose tables, chairs and bench seating for approximately 70 customers. To the rear is a games area (pool table, darts board and fruit machines) with male / female W/C's. Main central entrance for the hotel with central lobby and reception. The adjacent wing forms the main restaurant (90 covers) with additional bar servery bar. Commercial kitchens are located to the rear, whilst the function room with further bar servery and customer toilets are located to the rear of the main corridor.

First Floor: Central staircase up to main landing providing access to the 19 ensuite bedrooms and meeting room. 11 bedrooms are currently used (2 singles, 6 doubles and 3 family rooms) and comprise single / double beds, bed side tables, desk with tea & coffee making facilities, TV and ensuite bathroom.

Basement: Extensive full height basement (similar footprint to ground floor) offering a large number of stores, staff room, beer store, additional kitchen with prep facilities and walk in fridges and freezer. In addition there is a small sub basement.

External: Front beer garden with a range of patio seating and wooden benches. 25 space car park to the side and rear with further wooded area / secret garden to the northern elevation.

TENURE & TENANCY

The Property is held Freehold (Title No MS468858). The Property is let on a 50 year lease from 1st December 1981 (originally Allied Breweries UK Ltd), now Spirit Pub Company (Managed) Ltd, expiring 1st December 2031 (c 6 years unexpired).

The passing rent is £74,000 pa with an open market review (higher of Market Rent or Passing Rent) due on 1st December 2026.

The lease is contracted in the LTA Act 1954 Part II resulting in the Tenant benefiting from a contractual right to renew.

A potential purchaser with intentions to occupy the Property for the purposes of operating for its own pub, restaurant and hotel business may seek to secure vacant possession in 2031 under S30 (1) (g).

PLANNING

We understand the Property is Grade II listed and is located within the Port Sunlight Conservation Area. Planning policy affecting the Property is governed by Wirral Borough Council.



Bridge Inn – Freehold Ownership (Courtesy HMLR)

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Tenant Covenant

The property is let to Spirit Pub Company (Managed) Limited (Company Number 05269240) which forms part of the wider Greene King Limited company. The Greene King group currently operate around 3,100 pubs, restaurants and hotels across the UK including brands such as Greene King local, Chef & Brewer, Hungry Horse, Metropolitan Pub Company, Farmhouse Inns and Flaming Grill.



In their latest group accounts which were for the 12 months to the 29th December 2024, the company generated revenue of £2.33 billion and adjusted EBITDA of £82 million. In 2019, CK Asset Holdings completed the acquisition of Greene King for £2.7 billion making this one of the largest ever portfolio acquisitions in the pub sector.

Spirit Pub Company (Managed) Limited has published the following financial information for Year End December 2024 (latest available)

	YE 01 st January 2023	YE 31 st December 2023	YE 29 th December 2024
Turnover	£304,000,000	£269,101,000	£273,180,000
Operating Profit (Adjusted EBITDA)	£95,304,000	£47,514,000	£50,432,000
No of Pubs	240	226	218

Source: Companies House

Investment Considerations & Asset Management Potential

The Property is deemed to benefit from strong reversionary value and offers the following investment considerations:

- Sizable Public house and hotel in a desirable location which offers a significant opportunity to develop a best in class destination public house and hotel site with significant trading and rebranding potential.
- Upcoming rent review in December 2026 which will further enhance underlying investment value – comparable evidence for leased Managed House & Coaching Inns for the region would indicate strong growth across the sector since mid 2022.
- Purchase by an owner pub / hotel operator to acquire the Investment, collect the rental income for the remainder of the lease and then obtain vacant possession at lease expiry to enable a comprehensive refurbishment / remodelling and subsequently owner operate.
- Facilitate a lease surrender with the current Tenant and re-let on market terms to an alternative hospitality operator with an appropriate Landlord Property investment package. There is continued strong demand from Managed House / Hotel Operators seeking to acquire quality hospitality opportunities across the North West currently.

EPC

A Property EPC is currently being undertaken.

SERVICES

We understand the property benefits from the following services; Mains drainage, gas, water, 3 phase electricity, CCTV and hotel standard fire system throughout.

RATEABLE VALUE

£40,750 with effect from 1st April 2023. Rates Payable are in the region of £20,375 which is based on the business rates multiplier of 49.1p.

From April 2026 the Rateable Value will increase to £57,500 and based on the reduced multiplier for RHL Properties at 43p this will equate to business rates payable of £24,840. For the avoidance of doubt, the business rates are the responsibility of the Tenant.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT.

PRICE

Offers in the region of £900,000 are invited for the Freehold interest which reflects a NIY of 7.70% and a low capital value of £40.24 per sq ft after deducting purchaser's costs at 6.80%.

Please note, the business will continue to trade unaffected from the premises during the marketing of the property and post completion of the sale.

MONEY LAUNDERING REGULATIONS

Money Laundering Regulations require LBL Real Estate to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

A minimum 48 hour notice period will be required to arrange viewings given the operational nature of the Property. All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents LBL Real Estate.

DISCLAIMER

LBL Real Estate on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of LBL Real Estate Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

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