



CITRUS
COMMERCIAL CIRCLE

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CITRUS BUSINESS TRANSFER · BUSINESS FOR SALE

Smash Yard

Smash burger takeaway with eat-in seating · Woodchurch Road, Birkenhead CH42



ASKING PRICE

£54,950

Leasehold · includes all fixtures,
fittings, equipment, stock and goodwill

Key facts

Location	Town-centre main road; bars opposite and pubs close by
Size	To be confirmed
Seating	12 covers, room for more booths
Rent	£1,500 pcm
Business rates	To be confirmed
Lease	Fixed until 2031, option to extend
Trading	Sun–Thu 16:30–22:00; Fri–Sat 16:30–23:00

A stylish smash burger takeaway with eat-in seating, fitted out to a high standard only eight months ago and trading steadily from a busy town-centre main road. Turnkey, fully equipped and ready for a new operator.



The Opportunity

Smash Yard is a smash burger takeaway with eat-in seating, trading for collection, eat-in and delivery through Just Eat and The Wirral Bites. The business opened around seven months ago and has traded steadily since, helped by its main road position in the town centre with bars directly opposite and pubs close by. The owners are selling due to a change in personal circumstances.

The business is currently owner run with a small team, and the owners advise it could achieve similar results under management, making it suitable for both hands-on operators and investors.

Growth potential

- Opens from 16:30 only: the lunchtime trade is untapped
- Recently opened, with the local customer base still building
- Space to add further booth seating
- Draught drinks offer that can be developed further
- Scope to add further delivery platforms, online ordering and local marketing

Premises and Fit-out

Ground-floor premises with a large, full-width shopfront, in excellent condition throughout. The unit was fully fitted out around eight months ago at a reported cost of c.£60,000, and all fixtures, fittings and equipment are owned. The business requires no further spend to trade.

Front of house and building

- Illuminated 3D fascia signage
- Full-width glazed frontage with curved feature window
- Booth seating and chairs for 12, with room for more booths
- Servery counter with tiled front and granite-effect top
- Eight-option draught drinks dispenser
- Display shelving, wall planting and feature artwork
- Pendant and LED panel lighting
- CCTV and fire safety signage

Kitchen and equipment

- Full-width stainless extraction canopy
- Cooking line with griddle and fryers
- Stainless prep counters and wall shelving
- Adexa stainless upright fridge
- Additional upright freezer
- Two chest freezers in the storeroom
- Dry store shelving
- All equipment owned outright

Lease and Outgoings

Item	Detail
Tenure	Leasehold: assignment of the existing lease
Lease terms	Fixed until 2031 with an option to extend
Rent	£1,500 pcm
Business rates	To be confirmed
Utilities	Electricity and gas
Sale includes	All fixtures, fittings, equipment and stock
Staff	Details available on request; TUPE may apply
Financial information	Trading figures available to seriously interested parties after viewing

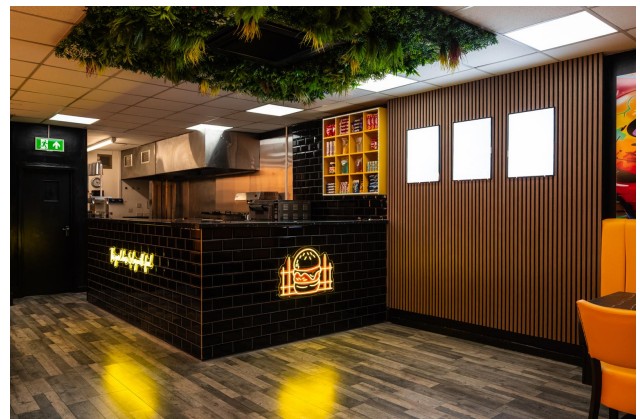
Gallery - new photographs



Images may have been digitally enhanced for marketing purposes.

Agency fees may apply. VAT may apply.

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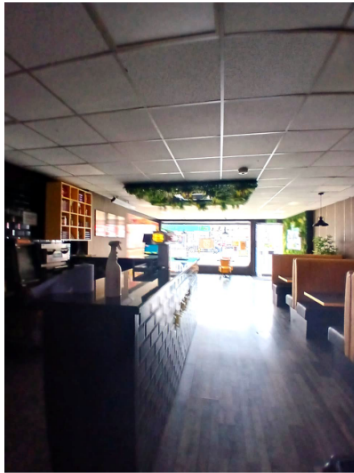
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Gallery



Eat-in seating area



Draught drinks dispenser



Kitchen and extraction



Storeroom and chest freezers



Storeroom, fridge and freezer

Viewings and Enquiries

Viewings are strictly by appointment through Citrus Business Transfer. Please do not approach the business, its staff or the owners directly.

Telephone: 0161 388 9773

Email: info@citruscommercialcircle.co.uk

Web: citruscommercialcircle.co.uk

Important notice. These particulars are provided for guidance only and do not form part of any offer or contract. All descriptions, dimensions and details are given in good faith but are not guaranteed, and interested parties should satisfy themselves by inspection, enquiry and their own professional advice. Floor area is to be confirmed. Equipment has not been tested, and branded drinks dispensers may be held under supplier agreements. The sale of alcohol is subject to the appropriate licences. The sale is subject to the landlord's consent to the assignment of the lease. All information is supplied in strict confidence.