CITRUS COMMERCIAL CIRCLE
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CITRUS BUSINESS TRANSFER · BUSINESS FOR SALE

# The Wild Grill

Grill house takeaway with bar seating · Lord Street, Leigh WN7




ASKING PRICE

**£43,950**

Leasehold · includes all fixtures, fittings, equipment and goodwill

| Key facts | |
|---|---|
| Location | Main road position in Leigh town centre |
| Size | Approx. 700 sq ft ground floor plus approx. 600 sq ft first floor (to be confirmed) |
| Seating | 3 covers at bar seating, with scope for more |
| Rent | £1,000 pcm |
| Business rates | Nil at present (small business rate relief) |
| Lease | 5-year lease, renewable |
| Trading | Wed–Sun 16:30–22:30; closed Monday and Tuesday |

A well-presented grill house takeaway on a busy main road in Leigh town centre, in excellent condition and trading regularly after opening around eleven months ago. Reported turnover of c.£5,000 per week on a five-day week, low overheads and all equipment included, ready for a new operator from day one.



Chesworth Ltd trading as Citrus Commercial Circle | Company No. 11801411

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## The Opportunity

The Wild Grill is a grill house takeaway with bar seating, serving grills, burgers and rice bowls for collection, eat-in and delivery, and is listed on Just Eat. The business opened around eleven months ago and is trading regularly, helped by its main road position in Leigh town centre, a very busy area with pubs, shops, and commercial and residential property all around. The owners are selling due to a family relocation overseas.

The business is family run with 2 part-time kitchen staff and 1 delivery driver, and overheads are low: rent is £1,000 pcm and business rates are currently nil. It suits an owner-operator, or an experienced operator running it under management, and the vendor will provide handover training on the menu.

### Growth potential

- Closed Monday and Tuesday and opens from 16:30: room to add days, lunchtime and late-night trade
- Seating can be increased by reshaping and reducing the counter
- Scope to add further delivery platforms
- Useful extra space on the first floor

## Premises and Fit-out

Ground-floor premises of approximately 700 sq ft plus approximately 600 sq ft on the first floor, with a full-width glazed frontage, in excellent condition throughout and well laid out for a grill house takeaway. All fixtures, fittings and equipment, including the till system, are owned and included in the sale, so a buyer can trade from day one with no further outlay.

### Front of house and building

- Illuminated 3D fascia signage, glazed frontage, shutter
- Feature planters to the shop window
- Timber-clad servery counter with slatted front
- Bar seating for 3 with quilted leather stools
- Feature slatted timber wall and artificial green wall
- Brass pendants, LED downlights and ceiling speakers
- Two digital menu display stands
- EPOS till system and card terminals, CCTV

### Kitchen, storage and first floor

- Full-width stainless extraction canopy
- Gas chargrill and six-burner range with oven
- Fryer, bain-maries and refrigerated prep counter
- Apollo upright fridge, chest and undercounter fridges
- Pass-through dishwasher and double-bowl sink
- Stainless prep tables, shelving and hand-wash basins
- First floor: storage, staff WC with shower, utility
- All equipment owned outright

## Lease and Outgoings

| Item | Detail |
|---|---|
| Tenure | Leasehold: assignment of the existing lease |
| Lease terms | 5-year lease, renewable |
| Rent | £1,000 pcm |
| Business rates | Nil at present (small business rate relief) |
| Utilities | Gas c.£120 pcm; electricity c.£120 pcm; water c.£60 pcm |
| Sale includes | All fixtures, fittings and equipment, including the till system |
| Staff | 2 part-time kitchen staff and 1 delivery driver; wage bill c.£2,400 pcm |
| Stock | c.£400 per week |
| Financial information | Reported turnover c.£5,000 per week; further details after viewing |



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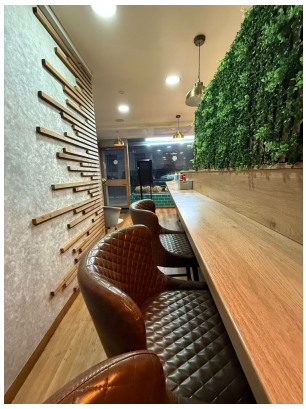
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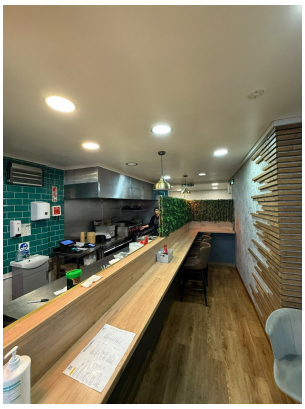
## Gallery



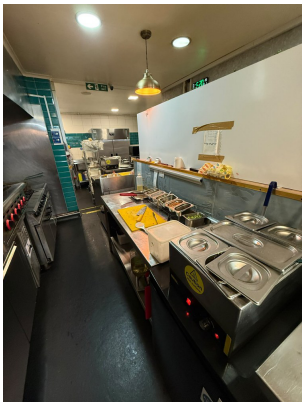
Shopfront and signage

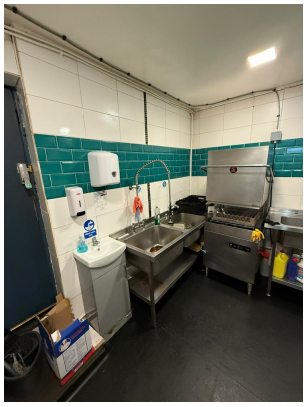

Customer area and feature wall

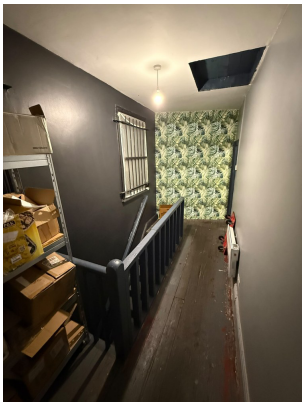

Bar seating


Servery counter and seating


Chargrill and range


Prep counter and bain-maries


Wash-up and dishwasher


First-floor landing and storage

## 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
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**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 areas are approximate and to be confirmed. Turnover, staffing and outgoings figures are as reported by the vendor and have not been independently verified. Equipment has not been tested. Business rates relief depends on the occupier's own circumstances. The sale is subject to the landlord's consent to the assignment of the lease. All information is supplied in strict confidence.



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