

LARGE DESTINATION PUB RESTAURANT FOR SALE ON BUSY AINTREE RETAIL AND LEISURE PARK



BAKERS DOZEN, SWITCH ISLAND LEISURE PARK, DUNNINGS BRIDGE ROAD, BOOTLE, MERSEYSIDE, L30 6TG

- Substantial pub restaurant prominently located on Switch Island Retail & Leisure Park
- One of Aintree's leading retail and leisure parks – 12 screen Odeon Luxe cinema
- 7,500 sq. ft on ground floor - 223 internal and 80 external covers
- Modern building – fully fitted to high standard – pub closed for business
- Leasehold expiring 2038 - passing rent £105k pa

LEASEHOLD INTEREST AND TRADE CONTENTS – OFFERS INVITED

SUBJECT TO CONTRACT - Sole Selling Agent

COUNL485

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Location

Prominently situated on the Switch Island Retail & Leisure Park, one of Aintree's leading retail and leisure parks, benefiting from strong visibility and high levels of passing traffic.

The leisure park comprises a terrace of four retail units Matalan, Dunelm, JD Gyms and B&M, an Odean Luxe 12 screen cinema, together with a McDonald's drive-thru, Costa, Subway and the Bakers Dozen. The park benefits from 835 car parking spaces.

The property is well positioned with immediate access to Dunning's Bridge Road (A5036), providing direct routes to the motorway network including the M57 and M58, and onward connections to Liverpool city centre.

The area is well served by public transport, with Old Roan railway station located approximately 0.5 miles from the property, offering regular Merseyrail services. Additional nearby stations include Aintree and Fazakerley, further enhancing accessibility for staff and customers.

[Link to Street View](#)**Description**

Provides a spacious open-plan trading area with a welcoming bar and multiple seating zones suitable for dining and social use. The premises are fitted to a good standard and benefit from a fully equipped commercial kitchen, ancillary storage, and customer WC facilities. Communal car parking available.

223 internal covers, 80 external covers.

<https://www.hungryhorse.co.uk/pubs/merseyside/bakers-dozen>

Floor Area: Ground floor: 7,445 sq. ft GIA (not measured and taken from plan)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services.

Licensing

Permitted to sell alcohol Sun-Wed 10am-midnight; Thurs-Sat 10am-1am.

Planning

The property is not listed and not in a conservation area.

Rating Assessment

Listed as a public house and premises with an RV of £45,500 w.e.f. from April 2026

Tenure

Held leasehold for a term expiring 23/6/2038 at a passing rent of £105k pa subject to fixed £5k pa increases every five years. User: public house/restaurant with play area; alternative A1-A4 uses with consent; restrictions tied to cinema and fast-food unit (meat products). A service charge is payable.

EPC - available upon request.

Exclusions

The Hungry Horse brand name and anything uniquely associated there with, tills, computers, leased equipment, stock, smallwares and personal effects of the staff.

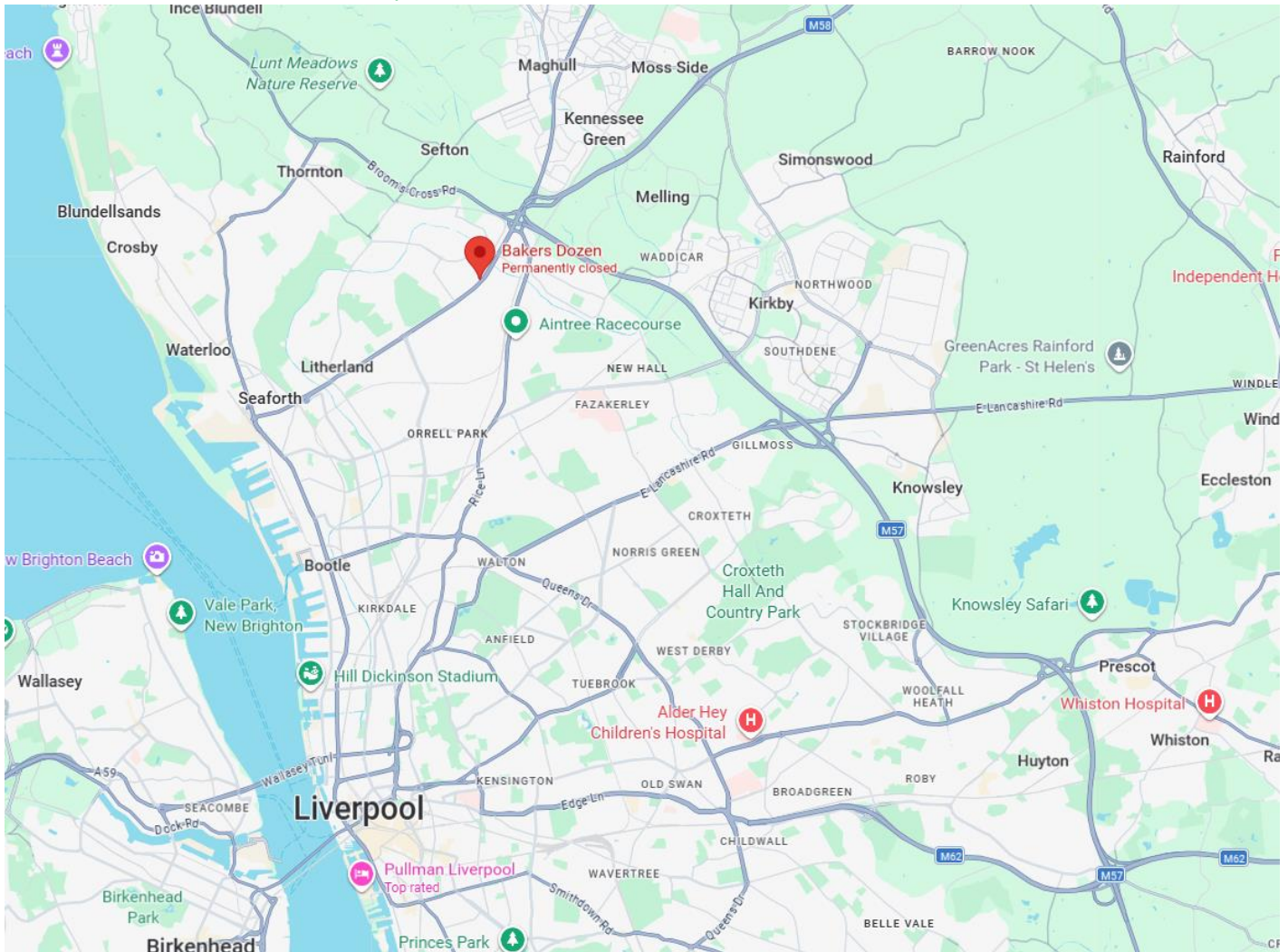
Money Laundering

Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

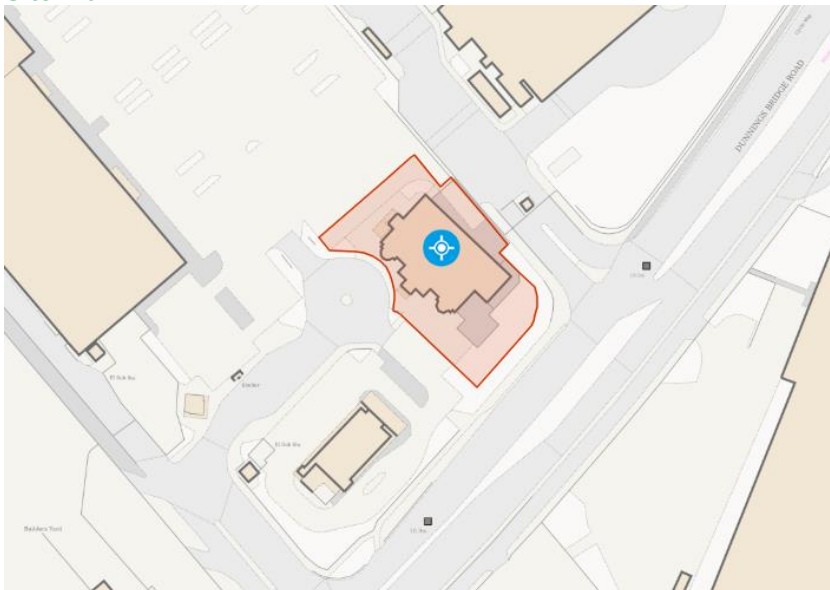
For further information or to organise a viewing, please contact Richard Negus on Tel: 07850 642808 or Email: richard.negus@agg.uk.com

Location Plan - [Link to Location Map](#)

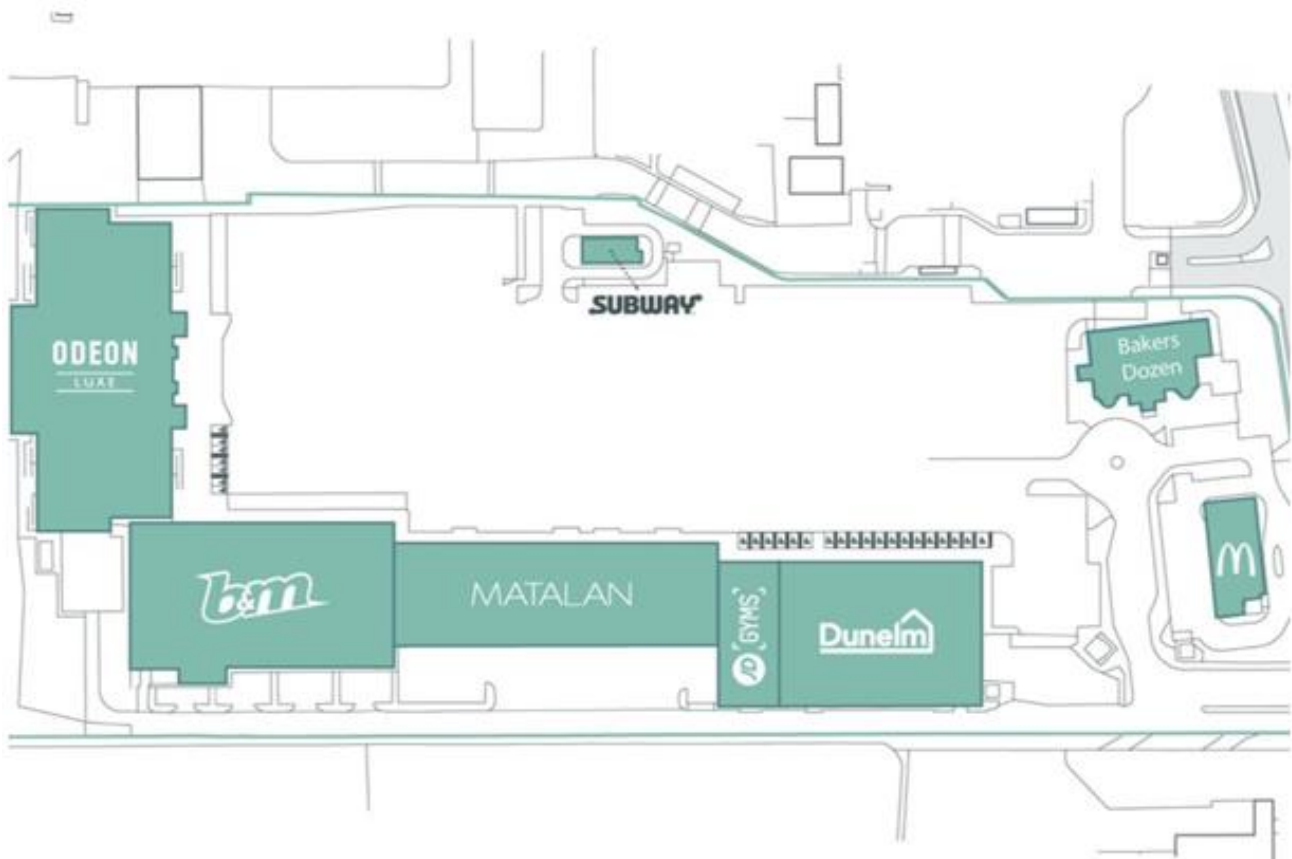


Google Maps. Not to scale - Provided for indicative purposes.

Site Plan



Nimbus Maps. Not to scale - Provided for indicative purposes.



Floor Plan

