



**The Bake House (Cheshire) Limited**  
REF: 160840

Cheshire, Turnover of £3,500+ per week. 73 covers, including outdoor seating. Casual dining experience with a variety of meals, snacks, drinks, gin-tasting and an incredible assortment of cakes and brownies. Turnkey operation. Loyal customer base and dog-friendly. Large social media following and strong customer reviews on a number of platforms. Operates from two-storey, detached leasehold premises. Offered for sale to allow the owners to focus on other business interests.

Asking Price: **£120,000 + SAV**

2 Highlands Road, Runcorn, Cheshire, WA7 4PR



## **Business Overview**

The Bake House (Cheshire) Limited is a fully licensed restaurant and coffee shop, known for its quality ingredients, product innovation, friendly team and casual dining atmosphere.

The customer demographic primarily consists of employed, professional or retired individuals between the ages of 16 and 60. The Company also has a considerable dog-friendly following.

Offering a unique experience to its customers with concepts such as The Mug Wall, exceptionally designed and unique bakes and dog friendly club, The Bake House benefits from high rates of repeat business.

The Bake House follows food trends and is active on social media, with over 6,400 Facebook page likes and 2,745 Instagram followers. The Company also has a 4.5/5 rating on TripAdvisor and Google, and a 5/5 rating on Yelp.

The reputation our clients have built with the aid of highly enthusiastic and motivated staff is evident in the strong online reviews on TripAdvisor, Google and Facebook. This has led to customers coming from miles around to experience all the business has to offer.

## **Location**

The business is located in Runcorn, Cheshire, close to Heath Park and Runcorn Hill Nature Reserve, and benefits from no immediate competition.

Runcorn is an industrial town and transport hub

on the banks of the River Mersey with excellent transport links to Liverpool, Warrington and the motorway networks via the M56.

The business has on-site parking for customers and staff with additional free parking on the road adjacent.

There is a bus stop almost immediately outside and Runcorn train station which is a 5-minute walk away.

## **Trading Hours**

Wednesday to Thursday: 10:00–15:00

Friday: 10:00–Midnight

Saturday: 09:00–17:00

Sunday: 10:00–16:00

## **Premises**

The business operates from a two-storey detached property along Highlands Road. Known as the Old Post Office, the premises had previously also been a bakery; however, our clients have fully renovated the property throughout and it is protected by CCTV.

The business is immaculately presented with entrance into the main dining area and serving counter on the right. There is a kitchen beyond this and a staircase to the left leading to the first floor comprising two dining areas, additional kitchen and staff area.

To the rear on the ground floor there is a comfortable annex known as the Dog Kennel with its own rear access and serving hatch to the main kitchen. There is a garden with terrace which is popular, weather permitting.

The ground floor has a disabled WC and a cellar





accessed from the main dining area which is used for storage.

The first floor can easily accommodate groups and private functions with the main dining area on the ground floor.

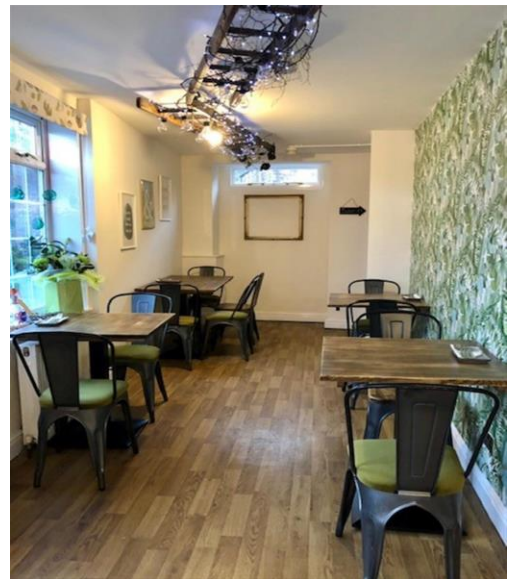
The restaurant is fully licensed and has 73 covers spread over five trading areas.

Outdoor dining options include shaded and covered seating. One of the outside seating areas is a wooden shack which is regularly decorated with various themes, such as Alpine Chalet, Beach Hut, Love Shack and Santa's Grotto. The latest incarnation of the shack is Alice's Wonderland.

Our clients advise that the premises are held on a leasehold basis, which was renewed in March 2019 for a further five years, and are rented from a private landlord for £1,300 per calendar month.

## Financial Profile

The business currently generates sales of £3,500+ per week.



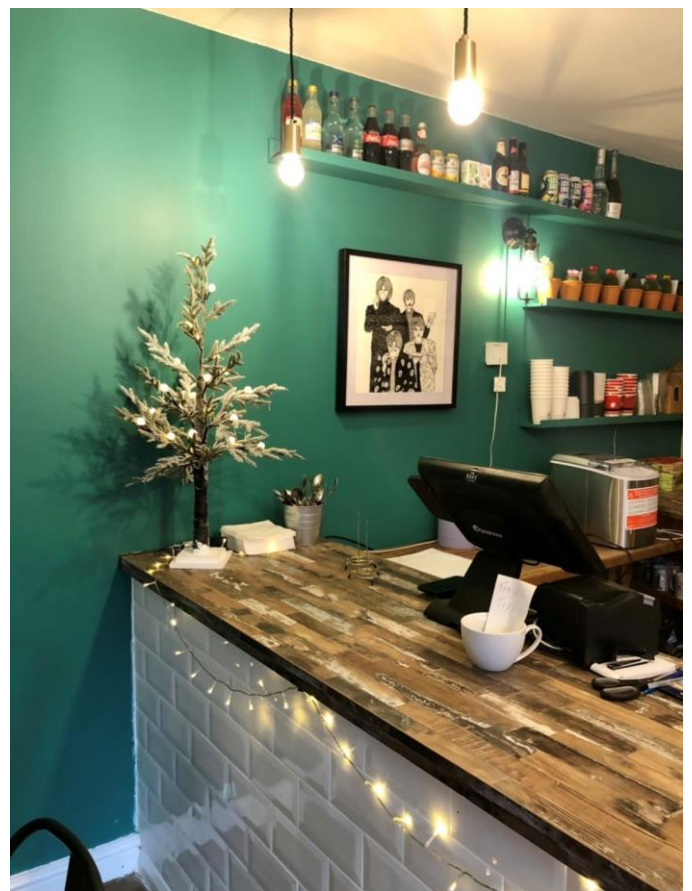
## Reason for Sale

Our clients are offering the Company for sale to allow them to focus on other business interests.

## Additional Information

The business is managed by our two clients on a part-time basis, assisted by an experienced team

consisting of a head chef, two kitchen assistants, two front-of house shift supervisors and casual staff as required.



For further information or to make an appointment to view the business, please call Knightsbridge on 01204 555 050 or email us at [buy@knightsbridgeplc.com](mailto:buy@knightsbridgeplc.com) [www.knightsbridgeplc.com](http://www.knightsbridgeplc.com)