



HEAD OFFICE:
14 Claughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk

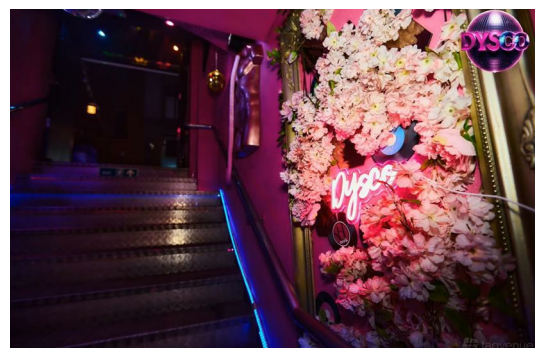
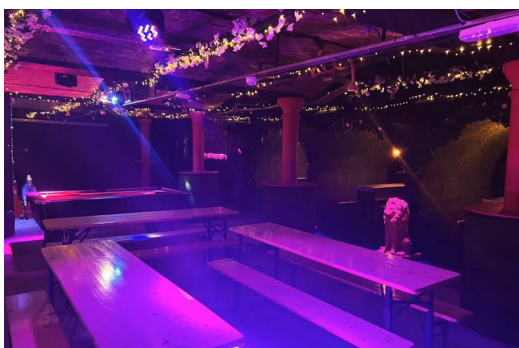


TWO BARS on Stanley Street, Liverpool, L1 6AA £48,000 Per Annum

Fancy running your own slice of Benidorm!! A rare opportunity has arisen to acquire these two bars which are currently operated under one premises licence and share one cellar and beer-line system. The stunning Nightclubs/ Bars in a popular area of the city, with its bars (including the famous Cavern Club just one street away), restaurants, retail and residential quarters all within close proximity.

The clubs have become well known as a late-night music and party venue due to its 4am weekend licence, popular with its loyal customers and visitors to the city from the UK and beyond. The club has recently gone through a refurbishment so would be ready to trade straight away. Viewing is highly recommended to appreciate the size and potential of the unit and can be arranged through our office or by calling 0151 426 0222.

Rent £48,000 per annum with a deposit of £20,000



Fixtures and Fittings

All fixtures and fittings are included. Any items that are owned by a third party or personal to our clients will be exempt.

General

The subject business has the benefit of interior and exterior CCTV, a security alarm system and sound system which is paid at £150 per week on hire.

Permitted Hours

10.00 a.m. until 04.00 a.m. Sunday to Thursday
10.00 a.m. until 04.00 a.m. Friday to Saturday

John Brown Commercial has not examined any licence documentation, and any future buyer must arrange with their solicitors to verify this information.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Tenure

Both premises is to be rented on a 12 month lease at £48,000 per annum with a deposit of £20,000.

Agent Notes

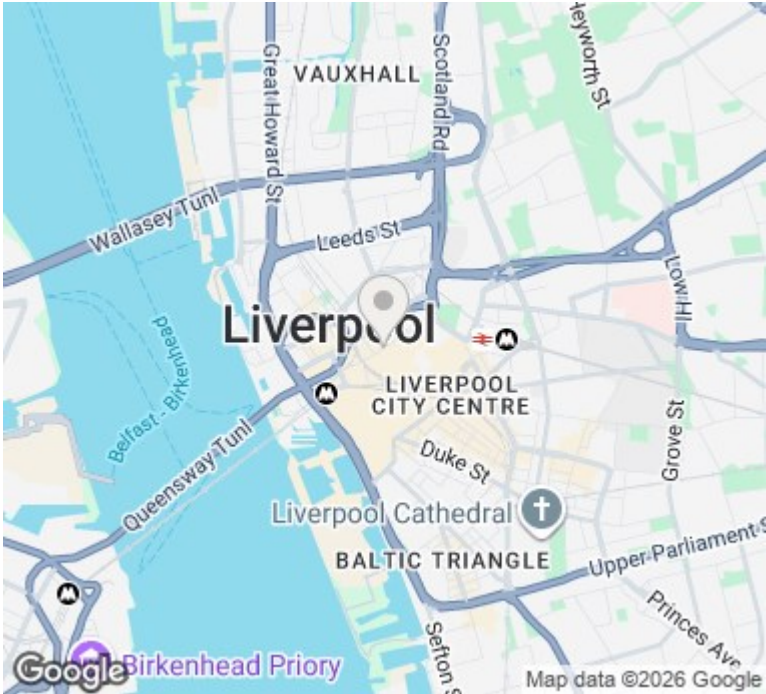
Prospective purchasers should make their own enquiries as to the adequacy and present condition of all service installations and related equipment at the property, whether referred to in these particulars. John Brown Commercial for themselves, and the vendors or lessors of this property, whose agents they are give notice that- (1.) The particulars are set out as a general outline only, for guidance to intending purchasers or lessees, and do not constitute either in whole or part of an offer or contract. (11.) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and intending Purchasers or Tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of same. (111.) No persons in the employment of John Brown Commercial have any authority to make or give any representation or warranty whatsoever in relation to this property. All prices are quoted exclusive of VAT unless otherwise indicated.

Property Description

Fancy running your own slice of Benidorm!! A rare opportunity has arisen to acquire these two bars which are currently operated under one premises licence and share one cellar and beer-line system. The stunning Nightclubs/ Bars in a popular area of the city, with its bars (including the famous Cavern Club just one street away), restaurants, retail and residential quarters all within close proximity.

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Notice
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	