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TWO BARS on Stanley Street, Liverpool, L1 6AA £29,000 Per Annum

£0 PREMIUM | DEPOSIT ONLY | PROFITABLE TRADING BUSINESS | LIVERPOOL CITY CENTRE | RENT DRASTICALLY REDUCED TO ONLY £29K FOR BOTH BARS

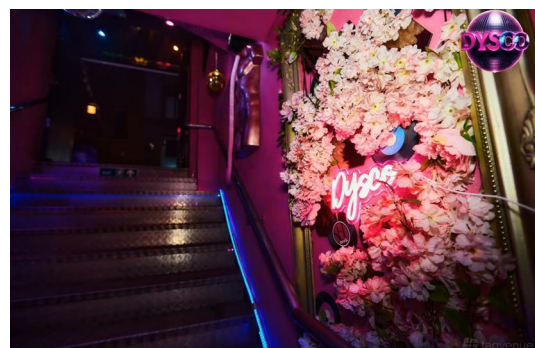
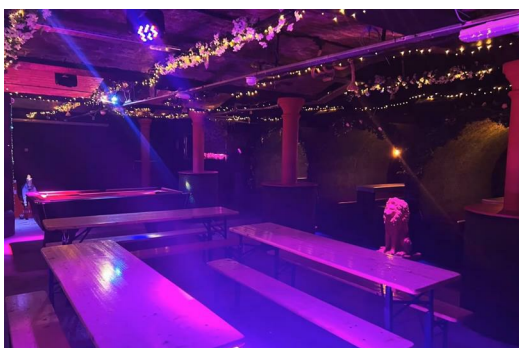
A genuinely unusual opportunity to take over two established and profitable Liverpool bars for NIL PREMIUM. There is NO purchase price for the businesses.

Rent: £29,000 per annum (or £14,500 for 1 unit)

Premium: £0

Deposit: £10,000 (or £5,000 for 1 unit)

Opportunities to take over established, profitable Liverpool bars without paying a business premium are extremely rare. The owners are seeking a straightforward transaction with a suitable operator and early viewing is strongly recommended.



Property Description

WHY PAY A PREMIUM TO START FROM SCRATCH?

An incoming operator has the opportunity to acquire:

- Two trading bars
- £0 premium / NIL goodwill payment
- Existing established customer base
- 4am weekend premises licence
- Shared cellar and beer-line infrastructure
- Recently refurbished premises
- Existing fixtures and trading setup
- Prime Liverpool nightlife location
- Opportunity to trade immediately following completion and approvals
- Scope to retain the existing concepts or introduce completely new brands

Serious enquiries only. Proof of funds for the deposit may be requested.

REASON FOR SALE: Owners Poor Health

The lease is offered as a short-term sublet only, reviewed every 12 months, with no guarantee of continuation. The agreement will be contracted out of the security-of-tenure provisions of the Landlord and Tenant Act 1954, with no automatic right to renew. This is not a business sale: the tenant cannot sell the business, assign the sublease or sublet the premises further.

BOTH bars can also be let as individual units for £14,500 each with only 5k deposit

The incoming operator simply needs to provide the required landlord's deposit and take over the premises, subject to landlord approval and contract.

Currently trading as Benidorm Bar and DysCo, the two venues operate alongside each other and benefit from a shared cellar and beer-line system, allowing them to be operated efficiently as one business while retaining two distinctive bar concepts.

Located in one of Liverpool's busiest leisure and nightlife areas, just a street away from the world-famous Cavern Club, the venues benefit from significant tourist, weekend and nightlife footfall.

The businesses are currently profitable. The decision to dispose of them is part of a wider group restructuring and expansion strategy rather than a reflection of their trading performance.

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

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

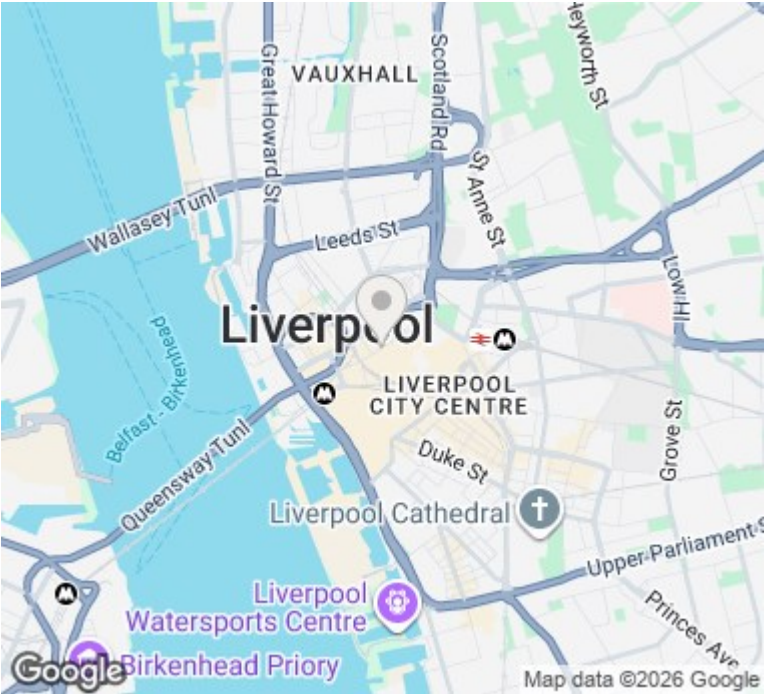
John Brown Commercial has not examined any licence documentation, and any future buyer must arrange with their solicitors to verify this information.

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.

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	

