

KIMOS RESTAURANT



38-44 MOUNT PLEASANT,
LIVERPOOL, MERSEYSIDE,
L3 5SD

Guide Price: £1,899,000





KEY HIGHLIGHTS



Prime trading location



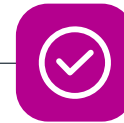
Main restaurant:
c.110



Downstairs restaurant/
function room:
c.120



Superbly appointed &
fully equipped
business



Turnkey
business



Turnover YE
sept 2022:
£455,815



Energy rating C



LOCATION



38-44 MOUNT PLEASANT,
LIVERPOOL, MERSEYSIDE,
L3 5SD

Liverpool is one of the UK's major commercial districts and one of the major destinations in the Northwest. The property is within easy walking distance of Liverpool John Moores University, University of Liverpool and nearby a wealth of restaurants, bars, and niche retailers with excellent pedestrian foot flows within a well-established trading location.

The city has undergone significant regeneration in recent years, revitalising its waterfront and urban areas while preserving its historic charm.





THE OPPORTUNITY

This is a fantastic opportunity to take over a well performing restaurant in the heart of Liverpool. The business is well designed throughout and has a great reputation in the area. The restaurant is in great condition and offers a true turnkey opportunity.

The function room is ideal for weddings and events, which the restaurant holds frequently throughout the year, and operates as a restaurant for the remainder of the year. The restaurant does not currently hold a premises licence, therefore the introduction of this would give the opportunity to increase sales and turnover.

Change of use would be possible subject to planning.

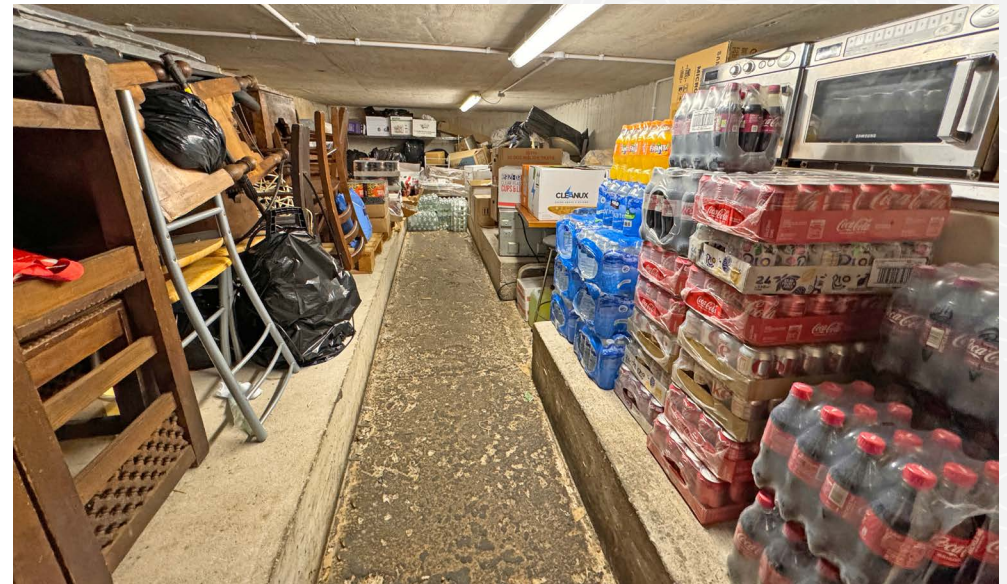


INTERNAL DETAILS

The 7,223 sq ft restaurant features an atmospheric open-plan seating area that currently serves as the main restaurant space accommodating approximately 110 customers. It includes separate female and male toilets, and a designated point for food collection.

Additionally, the basement provides more dining space which can also be used as a versatile function room with seating for around 120 people.

The basement also includes a fully equipped kitchen, a cold storage area, public restrooms, and office facilities. Disabled access is provided. The restaurant also has two car parking spaces.



FIXTURES AND FITTINGS

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

OTHER INFORMATION

STAFF

The business is currently owner operated with a complement of full and part-time staff.

Further details can be provided upon request.

TRADING INFORMATION

Turnover to 30 September 2022 is £445,185.

Further information is available upon request.

TRADING HOURS

Monday to Sunday: 10am - 10.30pm

BUSINESS RATES

The Rateable Value is £43,750 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

Currently does not hold a premises licence.



VIEWING & CONTACT

For an appointment to view, or for further information, please contact:



GRACE DAY
Business Agent - Pubs & Restaurants
M: +44 (0) 7756 875 222
E: grace.day@christie.com

CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co ("the Agent") for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent, February 2024.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

