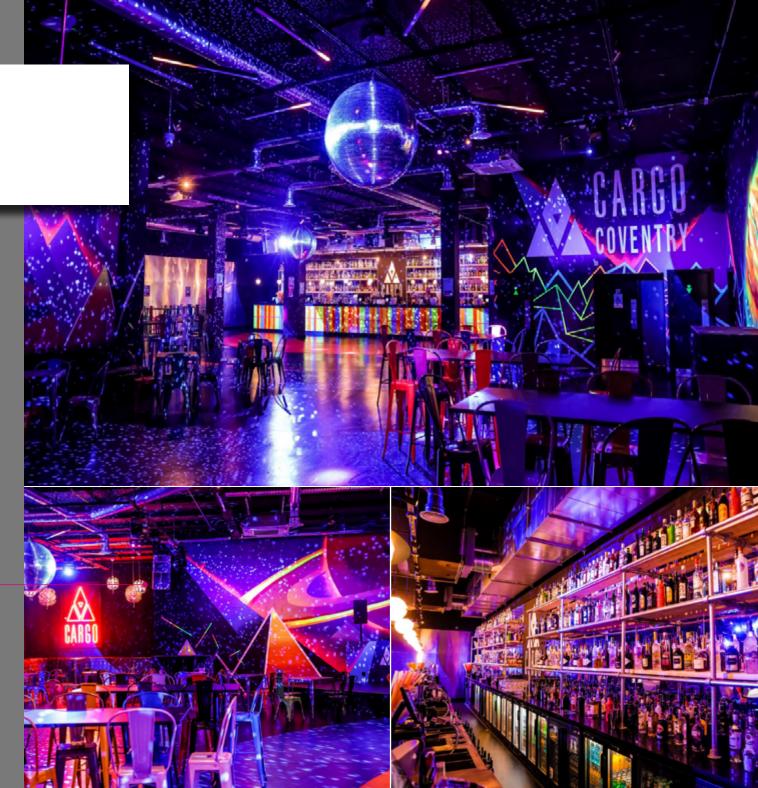


# Lease For Sale - Nightclub

Cargo Coventry
The Skydome
Croft Road
Coventry
CV1 3AZ

- 4am Licence
- Free of Tie Lease
- Substantial refurb carried out in 2022
- Fully Fitted
- Exceptionally low £50,000 premium





### **LOCATION**

Situated in the heart of the city centre, Skydome is Coventry's premier leisure and entertainment destination. The Skydome consists of a number of leisure units including The Odeon Cinema, Genting Casino and Wetherspoons.



#### DESCRIPTION

A distinctive fully fitted state of the art nightclub which was subject to a substantial programme of works less than 2 years ago.

#### LICENCE

A premises licence prevails. The main licensable activities being:

Sale of retail of alcohol for consumption on and off the premises:

Monday - Sunday 11:00 - 03:45 Please note there is no requirement to serve food with alcohol.

#### **BUSINESS RATES**

Interested applicants should make their own enquiries with Coventry City Council.

### **TERMS**

The seller is offering the assignment of a full repairing and insuring lease. The lease is for a term of 15 years from March 2022 thus with some 14 years remaining at a current rent of £115,000 per annum. The lease is granted within the security of

tenure provisions of Part 2 of the Landlord and Tenant Act 1954 (As Amended). The seller will also consider a share sale given the property is held in a SPV.

#### **PREMIUM**

The seller requires a £50,000 plus VAT premium for the benefit of the lease and their goodwill.



# FLOOR AREA (Net Internal Areas)

We have not conducted a measured survey but understand from our clients the floor area is 830 m2 (8932 sq ft).



#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent: James Bacon

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Email: james@murraycommercial.co.uk

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