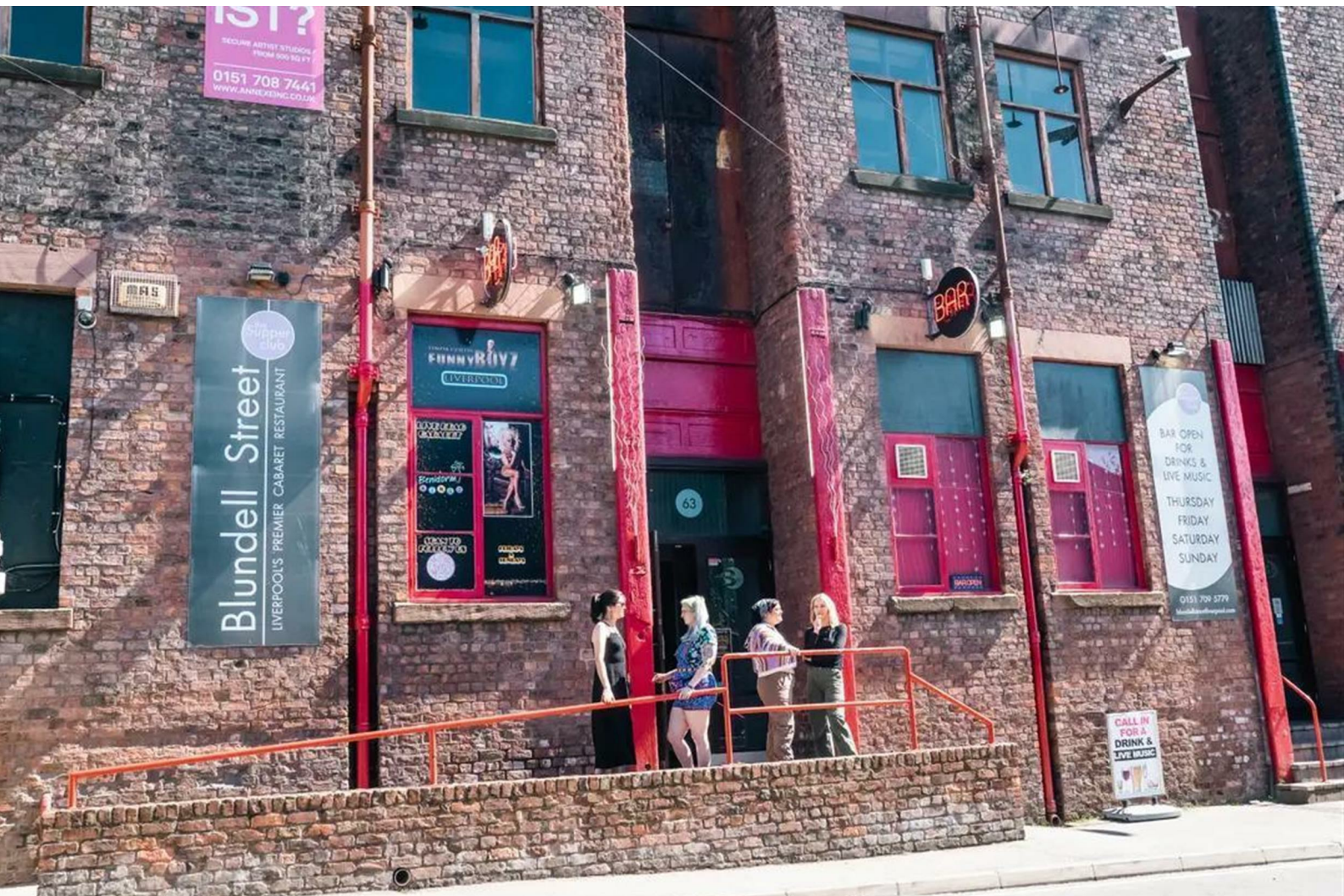




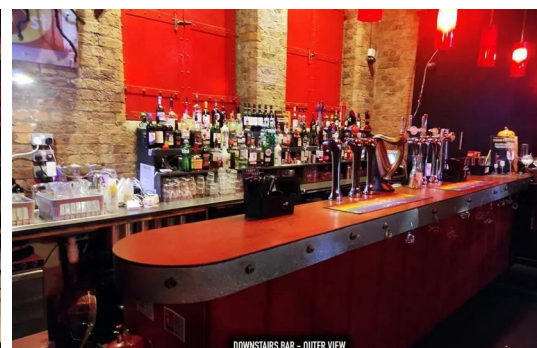
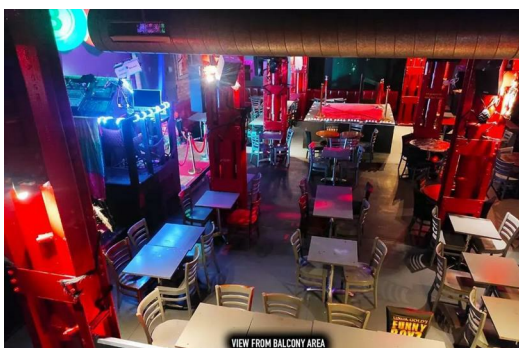
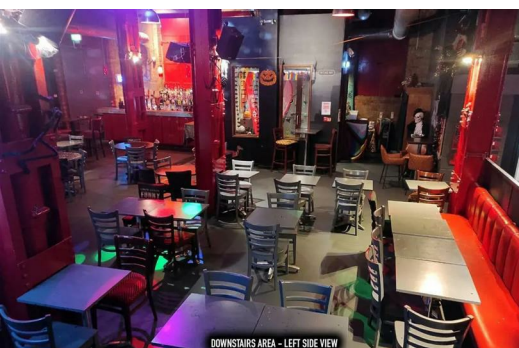
HEAD OFFICE:
14 Cloughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



Blundell Street, Liverpool, L1 0AJ

£99,950

A rare opportunity has arisen to acquire this stunning space in the centre of the expanding Baltic Triangle area of the city, with its bars, restaurants and developing residential/retail quarter the Club has become well known as a late night music and party venue with food, drinks, live music and DJs, all of which are popular with its loyal customers and visitors to the city from the UK and many European destinations. All arrangements to view are strictly by appointment through John Brown Estate Agents office or by calling 01744 24341.



Fixtures and Fittings

All fixtures and fittings are to be included in the sale. 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 gas central heating.

Permitted Hours

10.00 a.m. until 02.00 a.m. Sunday to Thursday
10.00 a.m. until 06.00 a.m. Friday to Saturday

THE CLUB IS THE ONLY LICENSED PREMISES IN THE BALTIC TRIANGLE AREA TO HAVE BEEN GRANTED A 06.00 PREMISES LICENCE ON FRIDAY AND SATURDAY.

Licensed Trade Associates 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

The business has the benefit of a 25-year fully insurable and repairable lease with 12 years remaining. The present rent is £30k per annum + VAT with rent reviews every 5 years.

Business rates payable 2023/2024 app £6,000.

Reason For Sale

The existing tenants are relocating to larger premises.

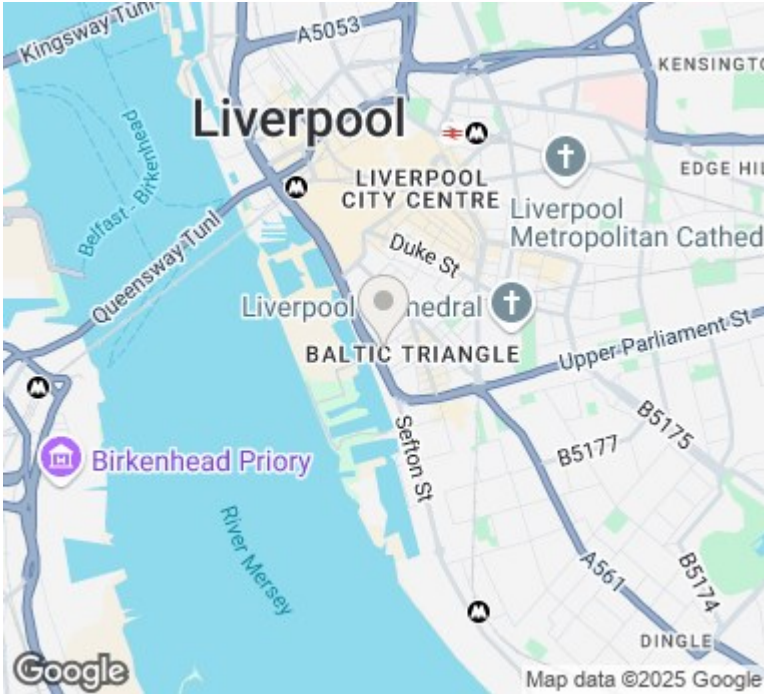
Price including all business fixtures, fittings, and goodwill but excluding all stock £135,000.

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. Licensed Trade Associates 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 Licensed Trade Associates 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

A rare opportunity has arisen to acquire this stunning space in the centre of the expanding Baltic Triangle area of the city, with its bars, restaurants and developing residential/retail quarter the Club has become well known as a late night music and party venue with food, drinks, live music and DJs, all of which are popular with its loyal customers and visitors to the city from the UK and many European destinations.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(91-91) A		
(81-91) B			(89-90) B		
(69-80) C			(75-85) C		
(55-68) D			(59-54) D		
(39-54) E			(31-38) E		
(21-38) F			(17-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	