



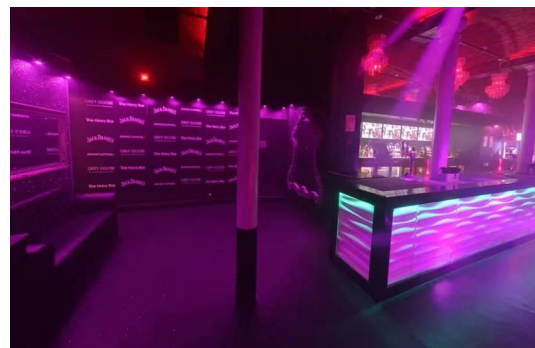
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Stanley Street, Liverpool, L1 6AA

£85,000

A rare opportunity has arisen to acquire this stunning Nightclub/ Coffee Shop in the centre of the LGBTQ+ area of the city, which is ever popular with its bars, restaurants, retail and residential quarters all within close proximity. The club has become well known as a late night music and party venue due to its 5am weekend licence, but now offers a coffee shop through out the day time, both of which are 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.



Guide Price

Guide Price including all business fixtures and fittings but excluding stock £85,000

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.

Permitted Hours

10.00 until 02.00 Sunday to Thursday
10.00 until 05.00 Friday to Saturday

EPC

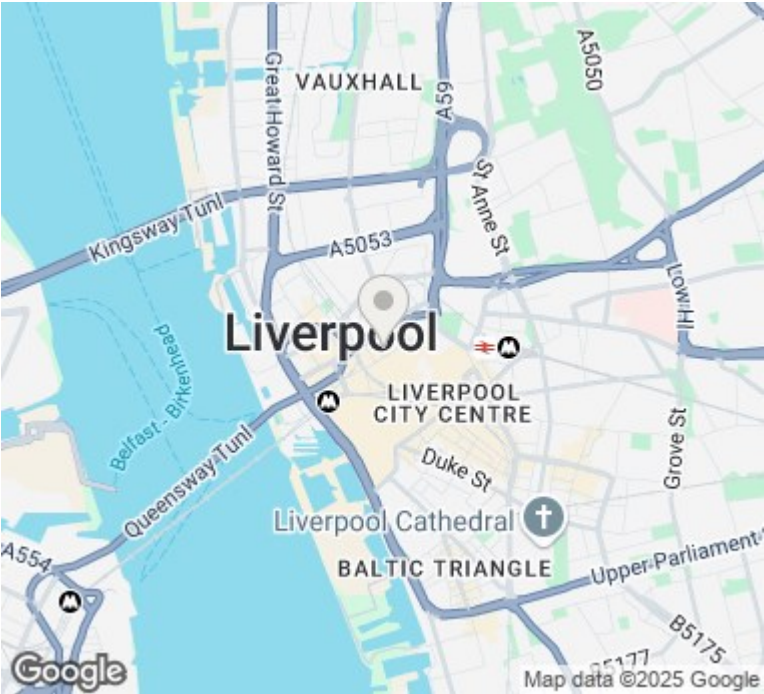
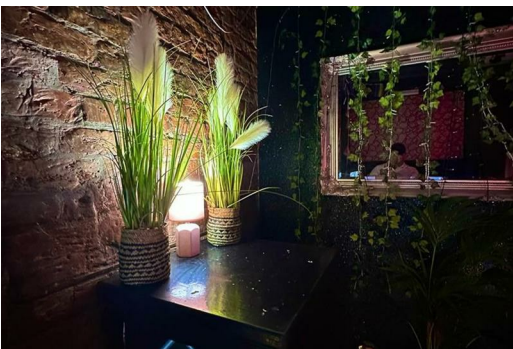
An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Tenure

The present rent is £35k per annum.

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.



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