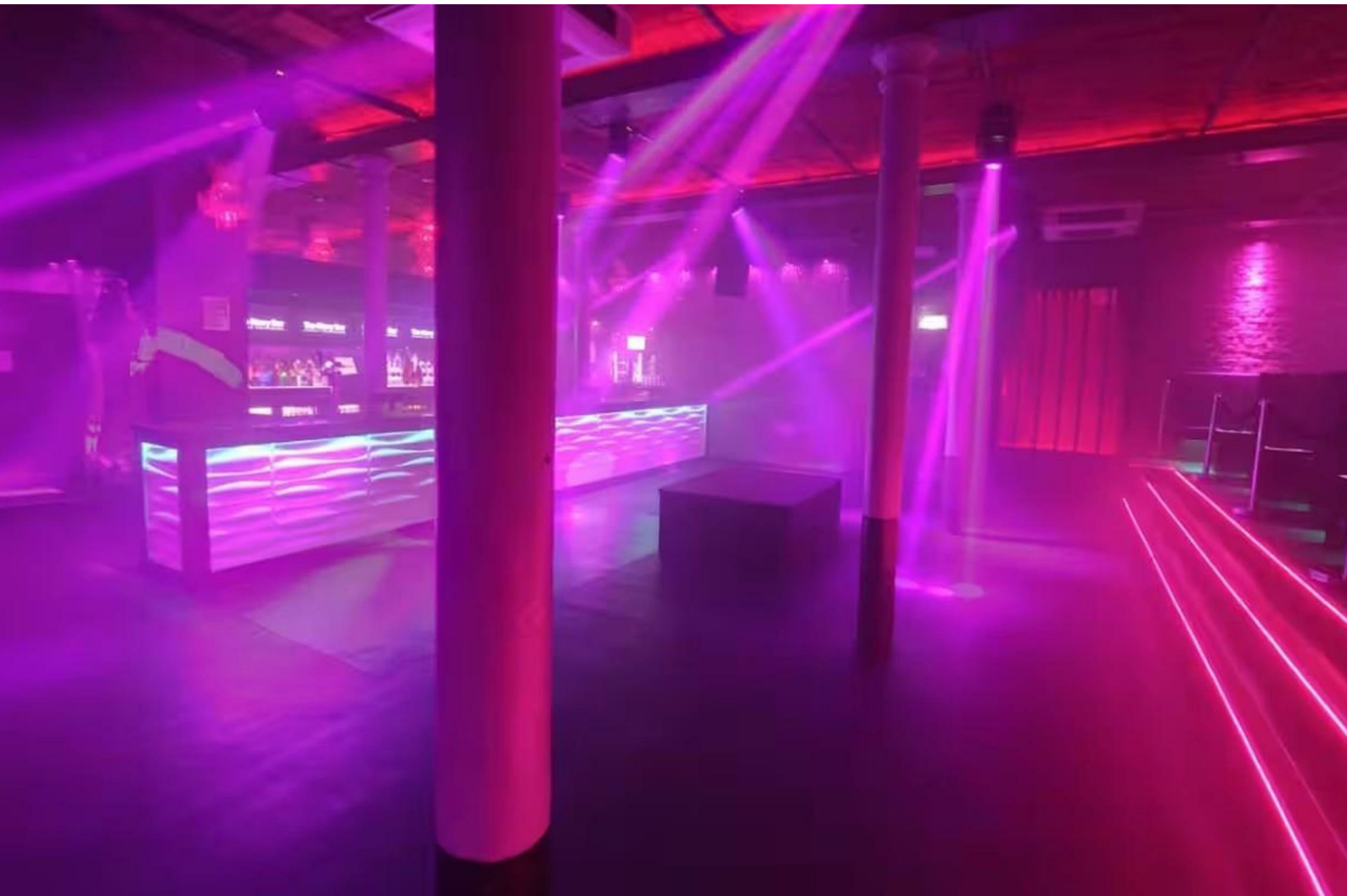




HEAD OFFICE:  
14 Cloughton Street  
St Helens, WA10 1RS  
TEL: 01744 24341  
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## Stanley Street, Liverpool, L1 6AA

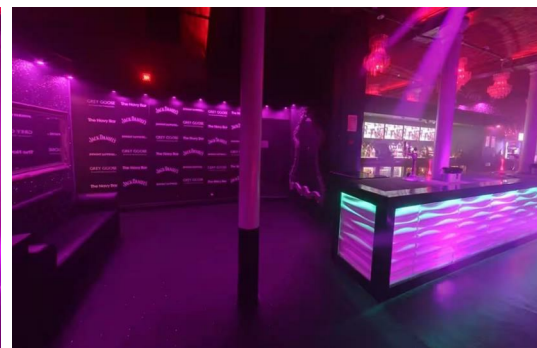
### £1,250 Per Week

\*\*\*NIL PREMIUM \*\*\* Tired of being told how to run a bar? Run it yourself as an owner - operator!

A rare opportunity has arisen to acquire this stunning Nightclub/ Bar for Nil premium, in a popular area of the city, with its bars (including the famous Cavern Club just one street away), restaurants, retail and residential quarters all within close proximity. The rent includes your rates and utility bills, as well as, music license, rental of all sound equipment, current furniture, current fridges and bar fittings, and CCTV cameras.

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 throughout 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

Rent- £1250 per week  
INGOING COSTS: £22,750  
Includes 3 months' rent (£16,250 ) in arrears and 4 weeks rent deposit (£6,500)

Fixtures and Fittings

The rent includes your rates and utility bills, as well as, music license, rental of all sound equipment, current furniture, current fridges and bar fittings, and CCTV cameras.

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

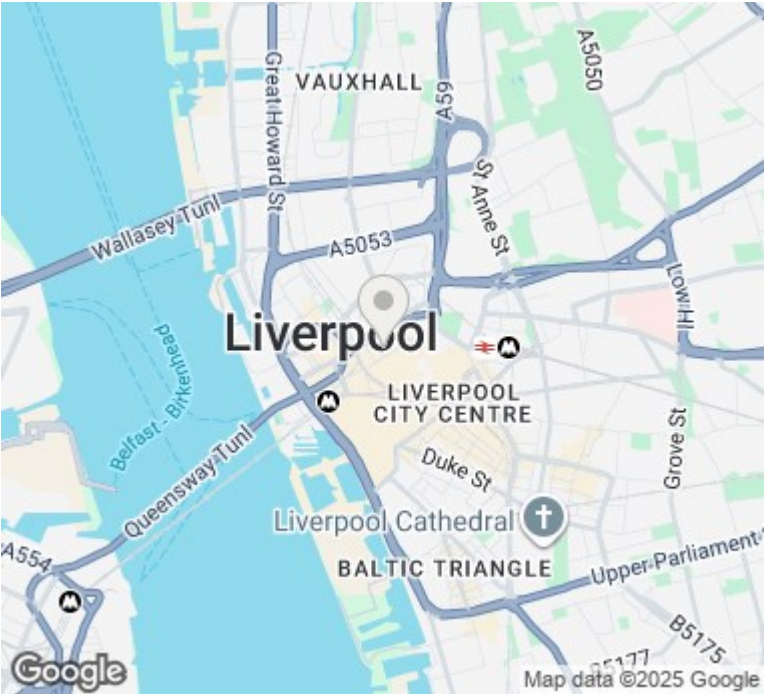
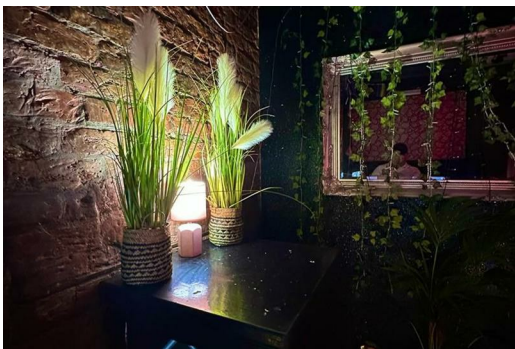
An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Tenure

£1250 per week

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                    |           |
|---|-----------|
| Current                                     | Potential |
| 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 <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |           |
| England & Wales   |           |
| EU Directive 2002/91/EC   |           |

