



**Leicester Street, Southport**

**WELL ESTABLISHED CHINESE RESTAURANT FOR SALE**  
**PROMINENT POSITION**  
**FIXTURES AND FITTINGS INCLUDED IN THE SALE**  
**35 YEARS REMAINING ON THE LEASE**  
**PARKING AVAILABLE**

**Guide Price £155,000**

### Location

Located in a prominent position below Sandown Court at the far end of Lord Street and on the corner of Leicester Street, Southport. The restaurant is close to public transport and local amenities and opposite Southport Fire Station.

### Description

Well established business for sale. The leasehold premises comprise a ground floor bar/restaurant with various internal seating, tables and chairs for approximately ? seats/covers with kitchen preparation area to the rear with staff/storage rooms and WC facilities. The premises is currently trading as a Chinese restaurant. All fixtures and fittings are included in the sale and the remaining stock will be negotiable. The Lease dated 25th December 1965 currently has 35 years remaining.

### Accommodation

Entrance Porch with revolving doors  
leading to

Restaurant seating area  
Ladies WC  
Bar Area  
Exit to Sandown Court Flats  
Rear restaurant seating area  
Kitchen  
Gents WC  
Kitchen storage  
Staff WC

**Overall floor area**                      **Approximately 270 square metres (2908 sq ft) net internal area**

### Business Rates

From an enquiry of the Valuation Office website we understand that the current Business Rates Assessment for the property is as follows:

#### **Description: Restaurant and Premises**

**Rateable Value £26,250**

The standard business rates multiplier in England for 2023-2024 is 51.2p and the small business rate multiplier is 49.9p. Contact Sefton Council for further details 0151 922 4040

### Tenure

Leasehold

### Lease

35 years remaining on the lease dated 25<sup>th</sup> December  
1965

### Services

We understand that all mains services are connected to the property but these Services have not been tested by ourselves.

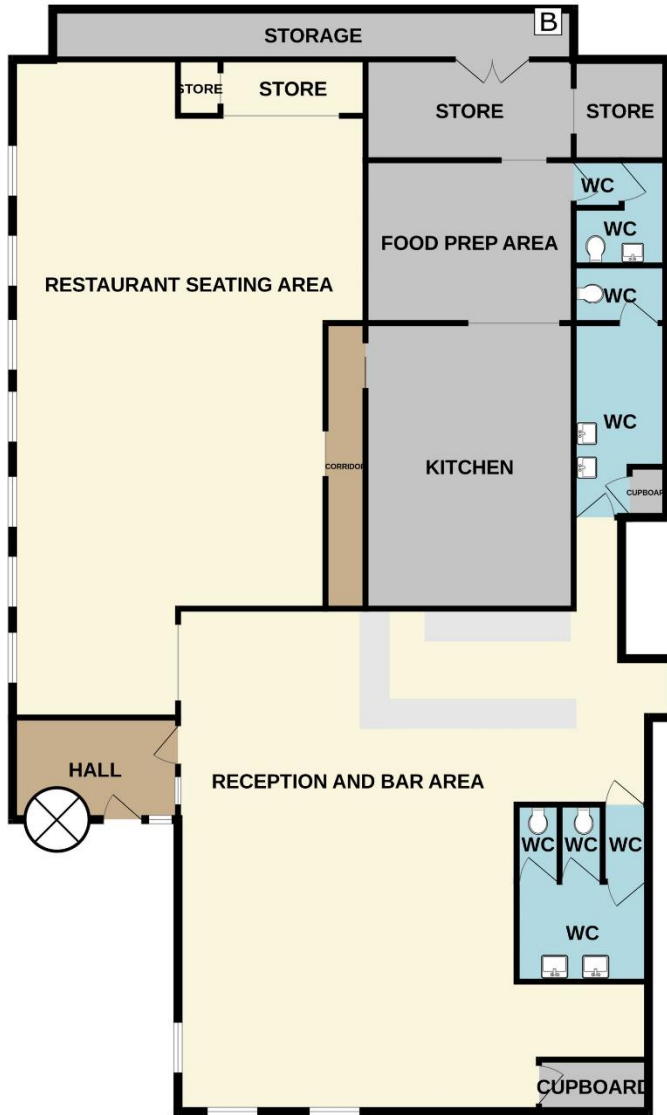
### VAT

All prices are quoted exclusive of but may be liable to VAT at the prevailing rate.

### Costs

Each side will be responsible for their own legal costs

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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