

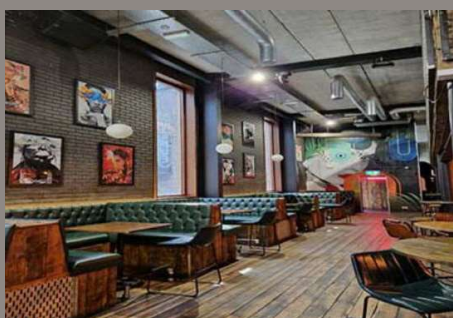


## 84-86 Seel Street, Liverpool

**Guide Price £195,000**

STYLISH CONTEMPORARY BAR VENUE WITH LARGE CAPACITY, CITY CENTRE, LIVERPOOL.

Occupying a prominent position within Liverpool's vibrant, busy leisure district, this stunning City Centre venue is extremely well equipped. The contemporary post industrial design provides for large ground floor areas, dual access and stunning bar and to the upper floors, an open plan mezzanine floor with its own bar and additional seating. There are also well appointed ladies and gents plus DD access WC's, Manager's office, ancillary storage and cellar area. This high profile venue which is available leasehold should appeal to existing Operators. All serious enquiries are through the Sole Selling Agents Hart & Co 01244 403247 or [info@hartagents.com](mailto:info@hartagents.com).



## LOCATION

Occupying a high profile location. This post industrial landmark building is situated on Seel Street, Liverpool City Centre close to the heart of the busy bar and club district.

For sat nav key in L1 4BH

By foot Seel Street Venue is on the corner of Seel Street and Colquitt Street.

## PROFILE

A stylish high profile venue situated on two levels. The bar has a lovely open plan industrial feel with a mix of booth, bench and casual seating. The bars form the focal points which are large and contemporarily styled. The venue could adapt to provide for multiple themes if required with total usable floor area circa 3,000 sq ft and 400 plus capacity.

## TRADE ACCOMMODATION

Full height glazed contemporary glass panel entrance.

Main Bar

57'6" x 32'10" (circa 1900 sq ft) with mix of booth, bench and bar seating.

Large Open Plan Public Area with polished wood flooring, stunning fully equipped three quarter length bar/servery. This area has dual access Colquitt Street and Seel Street if required.

The lower ground floor areas have ladies and gents WC's, Manager's Office, Cellar and store/staff room.

Staircase - open plan leading to first floor mezzanine area 47'4" x 20' circa 950 sq ft with stylish fully equipped bar/servery and mix of casual seating.

## LICENSING

We understand the premises has a 4am licence.

Purchasers are requested to make their own enquiries as to the licence restrictions prior to commitment to purchase.

## WEBSITE/SOCIAL MEDIA

Website - [www.seelstreetvenue.co.uk](http://www.seelstreetvenue.co.uk)

Facebook

Instagram

## TRADE, FIXTURES, FITTINGS AND EQUIPMENT

A full schedule of trade, fixtures, fittings and equipment will be made available in the form of an inventory subject to contract.

## AGENT'S NOTE

We understand fully CCTV both inside and out is in situ as is air conditioning, gas central heating and security alarm.

## TENURE

We understand the property is available leasehold with the residual of 19 years off an original 20 year lease available. Current rent payable £80,000 PAX.

## ACCOUNTS

Management accounts will be available to ready, willing and able Purchasers subject to the signing of a Confidentiality Agreement (NDA).

## VIEWING

Viewing is strictly by appointment through the Sole Selling Agents Hart & Co 01244 403547. Under no circumstances must a direct approach be made to our clients or staff within the Business regarding any of the details contained herein.

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