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## Stanley Street, Liverpool, L1 6AA £29,000 Per Annum

\*\*\*PREMIUM £45,000 and rent £29,000 per annum\*\*\* 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 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 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**

Premium- £60,000  
Rent- £29,000 per annum

**Fixtures and Fittings**

All rates and utility bills, as well as, music license, rental of all sound equipment, current furniture, current fridges and bar fittings, and CCTV cameras will be new owners responsibility.

**General**

The subject business has the benefit of interior and exterior CCTV.

**Permitted Hours**

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

**EPC**

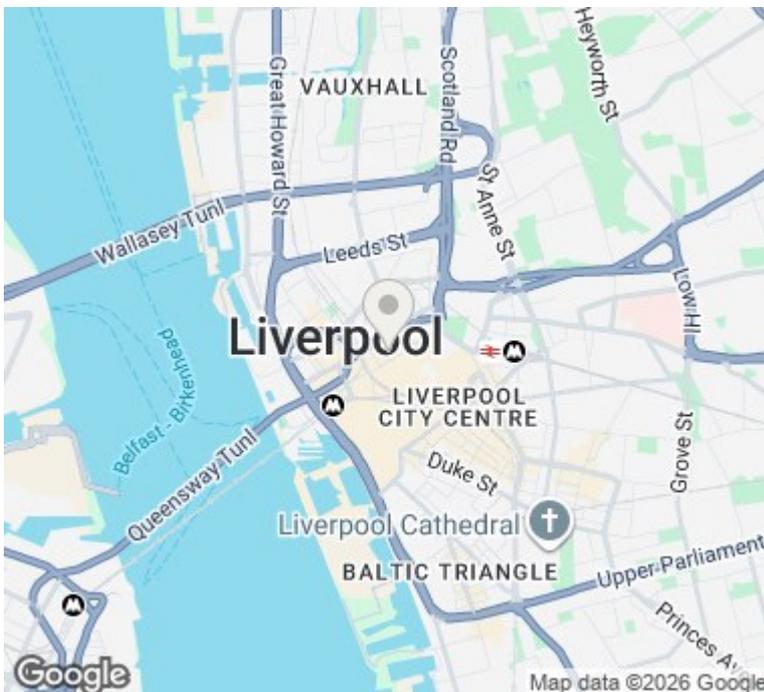
An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

**Tenure**

Premium- £60,000  
Rent- £29,000 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		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	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	EU Directive 2002/91/EC

