



A freehold bar/restaurant investment currently producing £30,000 per annum. The premises comprises a two storey mid terraced building providing a ground floor licensed bar and approximately 50 covers, rear kitchen and storage. The first floor provides office, storage, and male and female WC's. The entire premises are let to Allerton Road Bar and Restaurant in the personal names of the directors on a lease from 29th October 2010 and expiring on 30th December 2039. Please note that the tenants fixtures are excluded from the sale.

Situated

The premises is located fronting Allerton Road close to its junction with Green Lane approximately 4 miles south of Liverpool City Centre. Allerton Road district centre serves surrounding residential population of Mossley Hill, Childwall, Woolton and Allerton. The immediate surrounding area consists of a number of restaurant/bar/retail occupiers including Costa Coffee, Barclays Bank, Blockbuster, Iceland and Green Lane Pharmacy as can be seen in the attached plan.

Ground Floor

Bar/Restaurant Area: 105.6m² (1,137 sq.ft)
Kitchen: 16.96m² (182 sq.ft)

First Floor

Office Area: 41.58m² (448 sq.ft)
Toilets: 12.7m² (137 sq.ft)



Not to scale. For identification purposes only

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| NO | PRESENT LEASE | ACCOMMODATION | LEASE TERM | CURRENT RENT | NEXT REVIEW/REVISION |
|------------------------------|---|--|---|------------------|----------------------|
| 149-151 | Allerton Road Bar and Restaurant Ltd (lease in the names of the directors). | Ground Floor: Bar/Restaurant Area: 105.6m ² (1,137 sq.ft) First Floor: Office Area: 41.58m ² (448 sq.ft) Kitchen: 16.96m ² (182 sq.ft) Toilets: 12.7m ² (137 sq.ft) | From 29th October 2010 expiring on 30th December 2039. 3 Yearly rent reviews FR & I | £30,000 pa | 30th September 2012 |
| Current rent reserved | | | | £30,000pa | |