



A restaurant investment currently producing £24,000 pa. The property comprises a ground floor restaurant with first floor function room and staff facilities. The premises include an area of land extending across the back of the building and to the rear of No 61 and 63 Duke Street to which there is rear vehicle access from Hamer Street, which provides customer car parking for approximately 10 cars.

Situated

The property is situated at the corner of Duke Street and Hamer Street, within a primarily retail area close to St Helens town centre.

Accommodation

Ground Floor

Restaurant Dining room fitted Bar	182.5m ² (1964sq ft)
Wine Store	4.39m ² (47sq ft)
Kitchens	40.27m ² (433sq ft)
Store Rooms	19.00m ² (205sq ft)
Covered Yard/Store	14.00m ² (150sq ft)
Customer/Disabled Washroom/WC	3.72m ² (40sq ft)

First Floor

Landing/Circulation Space	
Banqueting Room	38.5m ² (414sq ft)
Bar/Lounge	16.7m ² (180sq ft)
Four Staff Restrooms	44.5m ² (479sq ft)
Office	10.9m ² (117sq ft)
Male and Female WC	25.5m ² (274sq ft)
Shower Room/WC	

Outside

Car park to the rear with spaces for approximately 10 cars

Lease

The premises are occupied by way of a full repairing and insuring lease for a term of 5 years from 6th September 2011, to Rose Plaza Restaurant Ltd, With a option for a further 5 year term subject to an upward only rent review on renewal to market rental value. The current passing rent is £24,000pa.



Not to scale. For identification purposes only