

# Award Winning

Tea Room / Restaurant / Music Venue

65 67 Bold Street, Liverpool City Centre L1 4EZ

Sale and Leaseback Opportunity



## Investment Summary

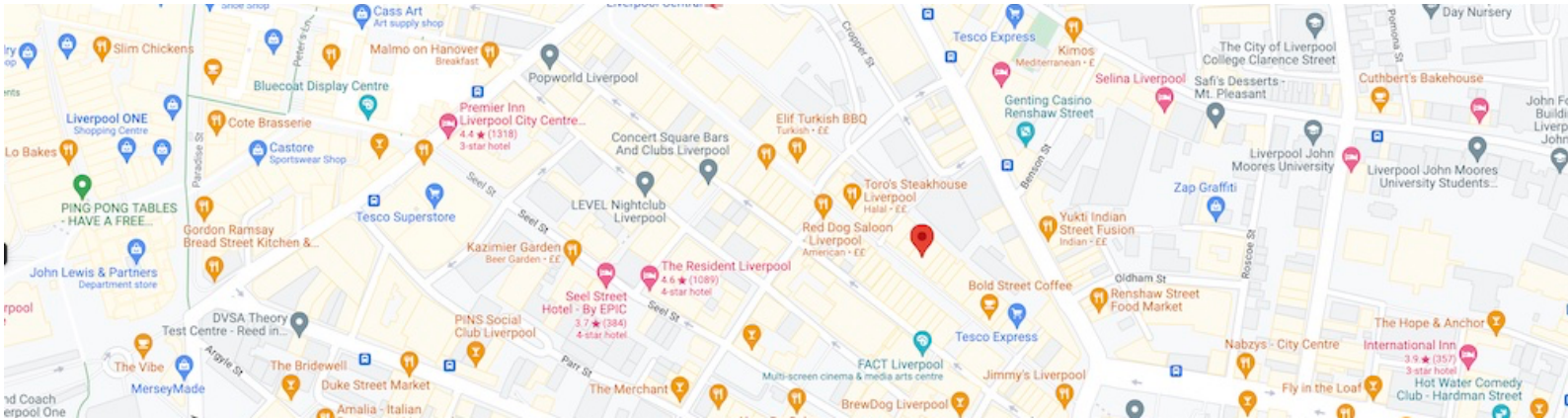
- New 15 year lease
- Successful trading store established over 12 years
- Within arguably the best independent retail / food / trading position within Liverpool City Centre.
- Price: £1.8 million
- Net Initial Yield : 7.09% (after allowing purchasers' costs).
- Total income : £135,000 per annum
- Trading over four floors 785m2 (8450 sq ft)
- External Seating & Substantial full height glazed frontage



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS





## LOCATION

The property is located within the vibrant Bold Street within Liverpool City Centre. Bold Street provides a wealth of restaurants, bars, and niche retailers with excellent pedestrian foot flows within a well-established trading location of mainly independent regional chains and some national multiples. Central Station and Liverpool One shopping district are situated close by along with the Ropewalks district, China Town and the University districts. The property is located on a central position of Bold Street with nearby occupiers including Ellis Brigham Outdoor Wear, La Parrilla Mexican Tapas, Mowgli, Utility Giftware, Fat Hippo, Greek Taverna and a mix of many more independent restaurants and niche retailers. The property is also close to the FACT Centre, main drinking circuits, including Concert Square with one of the main nightlife, live music, bars and also a wealth of aparthotels, student accommodation, all within a short walk from this central City Centre premises.



## DESCRIPTION

The property was originally built circa 1828 as a chapel and rebuilt in 1850 with the upper floors understood to be called Queens Hall and used for entertainment purposes. The building benefits from a substantial full height glazed frontage at ground floor level and full height glazed columns at first floor level with glazed tiles providing a period unique building with large open plan footprint trading areas and one of the iconic buildings on Bold Street. Internally the premises benefits from four floors and has a lift access and rear stairwell and the upper floors may be self-contained as there is a separate entrance onto Bold Street.



## ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) to provide the following approximate areas and dimensions

	M <sup>2</sup>	SQ FT
Basement	217.00 m <sup>2</sup>	2,339 ft <sup>2</sup>
Ground Floor	240.00 m <sup>2</sup>	2,584 ft <sup>2</sup>
First Floor	266.00 m <sup>2</sup>	2,860 ft <sup>2</sup>
Mezzanine Level	62.00 m <sup>2</sup>	665 ft <sup>2</sup>
<b>Total Floor Area</b>	<b>785.00 m<sup>2</sup></b>	<b>8,450 ft<sup>2</sup></b>



**CALL OR EMAIL TO  
DISCUSS YOUR PROPERTY  
REQUIREMENTS IN  
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)  
CHARTERED SURVEYOR**

07702 131 701 / 0151 319 2424  
jonathan@jorealestate.co.uk





### EPC

B and D

### SERVICES

We understand that mains services are available to the property including, electricity, gas, mains water and drainage.

### RATEABLE VALUE

The premises have a current Rateable Value of £87,000

### PLANNING

The property benefits from A1 Retail, A3 Restaurant, A4 Bar Uses in accordance with Use Classes Order and Town and Country Planning Acts, update to Class E uses.

### TENURE

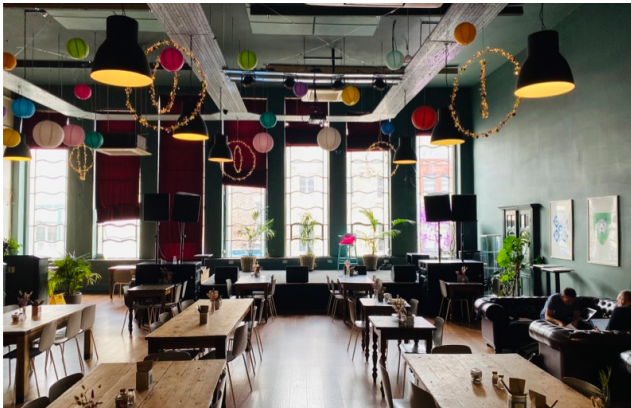
The property is held freehold.

### TENANCIES

The entire building will be let to Leaf on a new 15 year FRI lease at a commencing rental of £135,000 per annum. A draft lease has been prepared and can be provided to prospective purchasers.

### TENANT'S COVENANT

Available on request.



### PRICE

**£1.8 million**

The price reflects the net initial yield of 7.09 after standard purchasers' costs.



### VAT

Subject to confirmation

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

### VIEWING

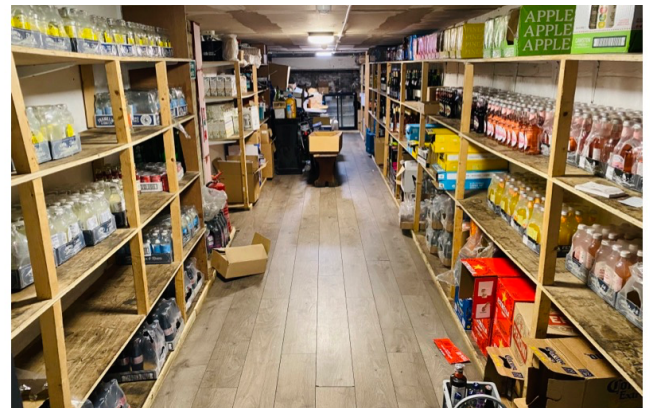
Strictly by appointment via the sole agents:

**JO Real Estate Ltd**

0151 319 2424

07702 131 701

Contact : Jonathan Owen



### AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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