



FOR SALE

23 Hatton Garden, Liverpool,
L3 2HA

- Commercial Investment
- Well-Established Restaurant
- Current Passing Rent: £25,000 per annum
- Gross Yield of 9.43%

FOR SALE

23 Hatton Garden, Liverpool, L3 2MA

Location

The property is located fronting on to Hatton Garden within a mixed-use development, and in close proximity to the city's amenities including the prime retail shopping locations, restaurants, and access to public transport networks, such as Moorfields inner city railway station approximately 0.2 miles east. The immediate surrounding area comprises a number of regional and national-type occupiers such as Tesco, Travel Lodge, Costa Coffee and John Moore University buildings also within close proximity.

The Property

The property comprises of a large ground floor commercial unit, currently trading as a restaurant and fit for that purpose. Internally the premises benefits from a timber flooring throughout, spotlighting, fully fitted bar, stainless steel kitchen with non-slip flooring, CAT2 lighting and extraction system in situ with WC facilities to the rear. Externally, the premises benefits from a full-height, double-glazed frontage.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Restaurant (Including entrance lobby and fitted bar area): 82.2 sq.m. (885 sq.ft.)

Kitchen: 24.9 sq.m. (268 sq.ft.)

WC: Not Measured

Tenure

The property is Let to a Mediterranean restaurant on an effectively Full Repairing and Insuring Lease for a Term of 15 years from the 1st January 2017 at an initial rent of £25,000 per annum, subject to upward only rent reviews every 3 years of the term.

We understand the property is held by way of a 250 year long lease at a peppercorn ground rent. Further details are available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £11,500.

The Uniform Business Rate for 2017/18 is 46.6p (or 47.9p above £18,000) This firm gives no warranty that the values supplied and the sums of money expressed as being payable or accurate and would strongly recommend that prospective lessees rely upon their own enquiries with the Local Rating Authority to verify the rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief which may reduce or increase the rating liability.

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or ww.voa.gov.uk/businessrates.

Price

£265,000, exclusive of V.A.T. and all other outgoings.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact Tom Pearson (tom.pearson@skrealestate.co.uk)