



FOR SALE

City Centre Restaurant,
38-44 Mount Pleasant,
Liverpool, L3 5SX

- Prominent location within Liverpool City Centre.
- Rare opportunity to acquire on a ground lease basis at a peppercorn ground rent.
- Potential for subdivision and reletting.
- 600 sq. m (6,458 sq. ft) approximately, plus 2 basement car parking spaces.

FOR SALE

City Centre Restaurant, 38-44 Mount Pleasant, Liverpool, L3 5SX



Location

The property is situated on the westerly side of Mount Pleasant, close to its junction with Renshaw Street (A5038). It is located in close proximity to the prime retail area. Mount Pleasant forms one of the main roads leading to the University Quarter.

The immediate area is one of Liverpool's established leisure/restaurant circuits.

The Property

The property forms the ground floor of a modern 5-storey building, with the upper floors comprising self-contained apartments.

It has a prominent frontage to Mount Pleasant, and also a separate function suite in the basement.

The property is fully fitted with a large ground floor restaurant area plus a cool room area, toilets and storage space. The basement provides a self-contained function room, Kitchen, toilets and ancillary storage.

The property is fitted to a high standard, and has a pavement licence for external seating on Mount Pleasant.

It could be subdivided into two units subject to all appropriate consents.

The basement contains two dedicated parking spaces.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

600 sq. m (6,548 sq. ft)

Tenure

The property is held on a 125 year ground lease at a peppercorn ground rent, which commenced on 4th June 2004.

EPC

The property has an EPC with a C Rating. A copy is available on request.

Rates

We understand through internet enquiries that the property has a rateable value of £43,750.

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

Price

Offers in the region of £1.5 million.

Viewings

Further information can be obtained from sole Agents SK Real Estate (Liverpool) Ltd.

Contact: Chris Hennessy BSc, MRICS

Tel: 0151 207 9339

M: 07435 986 377

Email: chris.hennessy@skrealestate.co.uk

