



FOR SALE

75-75a Lark Lane,
Liverpool, L17 8UP

- Freehold Investment Opportunity
- Current Income: £15,400 per annum
- Highly Desirable Location
- Scope to Regear

Location

The property is situated on the southwesterly side of Lark Lane, in the Aigburth area, approximately 3 miles southeast of Liverpool City Centre. It forms part of a shopping/commercial frontage, which includes a number of restaurants, wine bars and public houses etc. as well as small retail shops along both sides of Lark Lane. Lark Lane is a popular leisure venue with a bohemian atmosphere and a wide variety of restaurants etc. It draws custom from a wide catchment area, as well as from the immediate residential locality.

The Property

The property comprises a two-storey mixed-use building of traditional brick construction beneath a pitched roof, situated within the established Lark Lane retail parade. The ground floor provides a self-contained commercial unit, currently operating as a sushi and ramen restaurant. The accommodation benefits from a glazed frontage, leading to a well-presented dining area, with a fitted bar/servery and fully equipped kitchen to the rear. The upper floor comprises a self-contained one-bedroom flat, accessed independently from the front elevation, providing living room, bedroom, kitchen and bathroom.

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:

Ground Floor:	48.4 sq.m (521 sq.ft)
First Floor:	45.4 sq.m (489 sq.ft)

Tenancy Information

We understand that the ground floor is currently occupied by 'Zumuku Sushi' for a term 5 years for which we believe as approximately 3 years unexpired at a current passing rent of £8,400 per annum. The 1 bed flat is currently let by way of an Assured Shorthold Tenancy at £583.33 per calendar month

Further details available upon request.

Additional Information

The property benefits from a premises licence to serve alcohol for consumption ON and OFF the premises: Sunday to Thursday from 12:00 to 22:30 and Friday to Saturday from 12:00 to 23:00. Premises Licence No - LA240110.

Tenure

Freehold

EPC

The property has an Energy Performance Rating of B36. A full copy of the EPC is available upon request.

Guide Price

£350,000.

Rates

We understand through internet enquiries that the property has a rateable value of £8,300. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact the Team (commercial@skre.co.uk)