



FOR SALE
193-195 Rose
Lane, Allerton,
Liverpool, L18 5EA

- Freehold Mixed Use Investment
- Fully Fitted Licensed Restaurant with approx 62 Covers
- Well Established Commercial District
- Suitable For A Number Of Uses, Subject To Planning

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Location

The subject property occupies a prominent position fronting Rose Lane (A562) within the affluent and well-established South Liverpool suburb of Allerton, close to its junction with Millersdale Road. The location forms part of a popular and vibrant district centre characterised by a strong mix of independent operators, national occupiers, cafés, restaurants and neighbourhood retail provision, serving an established residential catchment. Rose Lane provides excellent connectivity to Allerton Road, Penny Lane and Liverpool City Centre, with convenient access to public transport links and nearby rail services from Mossley Hill and West Allerton

The Property

The ground floor is currently occupied and trading as a well-established Italian restaurant and has been fitted out to a high standard throughout, providing approximately 62 covers. Ancillary accommodation includes an extensive fully fitted commercial kitchen incorporating stainless steel preparation areas, extraction, cooking equipment, storage provision and customer/staff WC facilities. At first floor level, we understand the property comprises a well presented and self-contained one-bedroom residential flat.

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: 111.3 sq.m (1,198 sq.ft).

First Floor: Not measured.

Additional Information

The property benefits from a premises licence to serve alcohol for consumption on and off the premises: Monday to Saturday from 10:00 to 00:30 and Sunday from 12:00 to 00:00. Premises Licence No - LA051100.

Tenure

Freehold

Price

£350,000

EPC

A full copy of the EPC is available upon request.

Rate

We understand through internet enquires the property has a rateable value of £17,750. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Viewings

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

