

# TO LET

## Fully Fitted Bar / Restaurant

Price on Application



## 184 Allerton Road, Mossley Hill, Liverpool L18 5HU

### LOCATION

The premises hold a prominent position on Allerton Road with ample parking located to the front and rear of the premises. Allerton Road is situated 3 miles southeast of Liverpool City Centre and is an established shopping location serving residential populations of Mossley Hill, Childwall, Allerton, Aigburth and Woolton. Nearby occupiers include Subway, Costa, Bet Fred, Sainsbury's Local, Barclays, Specsavers, Iceland and several local independent shops.

### DESCRIPTION

The premises are arranged over ground and first floors. The ground floor provides an open sales area with a bar, ancillary and customer W/C facilities. The first floor includes office and storage accommodation. Internally, the unit features painted, plaster and brick walls, spotlight lighting and hardware flooring. The unit would suit a number hospitality and leisure uses.

### ACCOMMODATION

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

Ground Floor Sales	89.42 sq.m.	962 sq.ft.
Ancillary	8.58 sq.m.	92 sq.ft.
First Floor	22.53 sq.m.	242 sq.ft.

### TERM

The property will be available by way of a new full repairing and insuring lease for a term of years to be agreed.

### RENT

Available upon request.

### SERVICE CHARGE / INSURANCE

TBC

### EPC

Available upon application.

### VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

### BUSINESS RATES

The premises have been assessed having a rateable value of £21,500 from 1st April 2023.

### PREMISES LICENCE

The premises have a licence to sell alcohol Monday to Sunday 9am to 12:30am. The playing of live music, recorded music and performance of dance is permitted between 9am and 12:30am.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn.

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alanafinn@hwardp.co.uk

Subject to Contract  
Details Prepared April 2023



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