

FREEHOLD & BUSINESS FOR SALE ROCK JUKEBOX REAL ALE PUB

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

OFFERS IN EXCESS OF **£550,000**



THE SWAN, WOOD STREET, LIVERPOOL L1 4DQ

SITUATION AND DESCRIPTION

Victorian Pub with interesting original features. A three storey property of traditional constructions, located on the southside of Wood Street close to the FACT Cinema and the eclectic mixture of bars and restaurants on Bold Street, Concert Square, Slater Street and Duke Street "Rope Walks" area.

ACCOMMODATION

Trading at ground floor, first and second floors:-

Ground floor	80 sq.m.	(862 sq.ft.)
First floor	60 sq.m.	(646 sq.ft.)
Second floor	37 sq.m.	(400 sq.ft.)
Cellar	32 sq.m.	(345 sq.ft.)
Total	209 sq.m.	(2250 sq.ft.) Approximately

All measurements are approximate and are made in accordance with the RICS Code of Measuring Practice.

UNIFORM BUSINESS RATES

Current rateable value as at the 1st April 2023 is £32,250. Interested parties should contract the Local Rates Authority for rates payable.

VAT

The property is not elected for VAT.

EPC

Energy Rating: B
Certificate No. 5870-9549-8807-8766

PREMISES LICENCE

Ref: 098143

Trading hours:-

Monday - Wednesday	-	11.00am to 01.30am
Thursday - Saturday	-	11.00am to 02.30am
Sunday	-	11.00am to 00.30pm

TENURE

Freehold free of tie.

PURCHASE PRICE

Offers in excess of £550,000 (Five Hundred and Fifty Thousand Pounds) for the freehold property and business as a going concern.

Interested parties are required to register interest and under no circumstances approach the staff.

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 John Barker of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: johnbarker@hwapd.co.uk

Subject to Contract

Details Prepared May 2025



THE SWAN, WOOD STREET, LIVERPOOL L1 4DQ

Liverpool - Central (Organisation)

Modified: 23-May-25 14:32:46 / Surveyed: 06-Aug-24

