

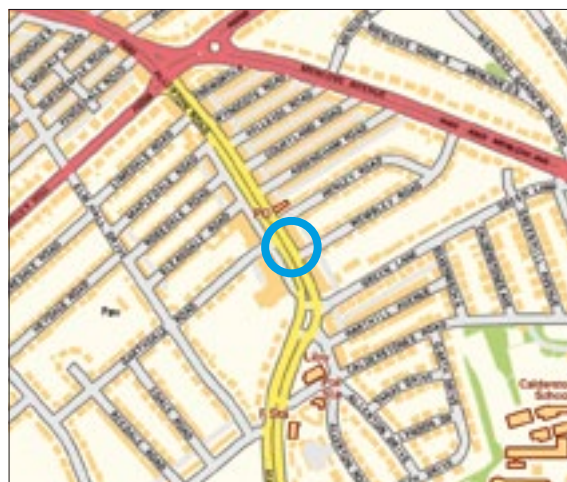


A high street restaurant investment currently producing £26,500pa. The premises comprise a ground floor bar servery area with various internal seating, tables and chairs for approximately 20 seats/ corners with rear kitchen preparation area. The first floor provides an open plan restaurant capacity for approximately 50 covers and staff/storage room and ladies/gents toilets. The premises are fully fitted and refurbished and currently let to Manic Promotions Limited on a 10 year lease from the 24th May 2011 at a rent payable of £26,500 per annum with 5 yearly rent reviews.

Situated On Allerton Road within a well established suburban shopping area. There are a number of restaurants and bar premises in Allerton Road including Fung Lok, La Scala, Lefteris Taverna, The Other Place, La Bussola, Augergine Cafe, Costa Coffee. Allerton Road services the surrounding residential population of Mossley Hill, Childwall, Woolton and Allerton. Allerton Road also provides a main arterial route to Liverpool city centre linking with Queens Drive at the A5058 and Smithdown Road (A562) and South Liverpool.

Note We are advised that the tenant has exercised the option to break with effect from April 2014.

EPC Rating C



Not to scale. For identification purposes only

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NO	PRESENT LEASE	ACCOMMODATION	LEASE TERM	CURRENT RENT	NOTES
103-105	Manic Promotions Ltd	Ground Floor: Restaurant /Bar Area, kitchen 70.22m ² (755.84 sq.ft) First Floor: Restaurant Area, store, staff room 116.52m ² (1254.21 sq.ft)	From 24th May 2011 on a 10 year lease with 5 yearly rent reviews.	£26,500 pa	There is a personal guarantee for the duration of the lease and a rent deposit deed is held for the first 3 years of the term at a one quarter rental.
Current rent reserved				£26,500pa	