

Liverpool The Lime Kiln Concert Square L1 4NR

- **City Centre Virtual Freehold Leisure Investment**
- Let to JD Wetherspoon plc (t/a Lloyds No 1 Bar) on a lease expiring in 2038 (1)
- Total accommodation 1,199.1 sq m (13,682 sq ft)
- Located within Liverpool's principal leisure destination
- Rent Review 2018
- Current Rent Reserved
£140,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Virtual Freehold. Held for a term of 999 years less 3 days from 1st January 2002 (thus having some 987 years unexpired) at a peppercorn rent.

Location

The city of Liverpool is one of the major commercial and retailing centres of North-West England with a population in excess of 480,000. The city has excellent road communications being served by the M53, M57 and M62 Motorways which in turn link to the M6, 4 miles from Liverpool city centre. Kensington is an inner city area of Liverpool, located approximately 1 mile east of the city centre. The property is situated in the Duke Street conservation area on the corner of Fleet Street and Concert Street, within Liverpool's principal leisure destination and walking distance of Liverpool Central Rail Station and the prime shopping area. There are a number of leisure occupiers close by including Walkabout Bar & Restaurant, Mood Nightclub, Ruby Sky Restaurant, Modo Bar, Soho Bar, ENVI Nightclub and Temple Bar.

Description

This substantial property is arranged on ground and first floor to provide bar and restaurant accommodation for approximately 154 covers. The customer WC's and staff accommodation are at first floor level whilst the kitchen and beer cellar are on the ground floor. To the front of the property is an outside covered seating area overlooking Concert Square.

The property provides the following accommodation and dimensions:

Ground Floor	590.5 sq m	(6,356 sq ft)
First Floor	608.6 sq m	(7,326 sq ft)
Total	1,199.1 sq m	(13,682 sq ft)

Tenancy

The property is at present let to JD WETHERSPOON PLC (t/a Lloyds No1 Bar) for a term of 35 years from 15th September 2003 at a current rent of £140,000 per annum. The lease provides for upwards only rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) The lease contains a break clause in the 25th year.

Tenant Information

No. of Branches: over 900+.

Website Address: www.jdwetherspoon.co.uk

For the year ended 28th July 2013, JD Wetherspoon plc reported a turnover of £1,280,929,000, a pre-tax profit of £57,143,000 and a net worth of £194,749,000. (Source: riskdisk.com 28.05.2014.)

VAT

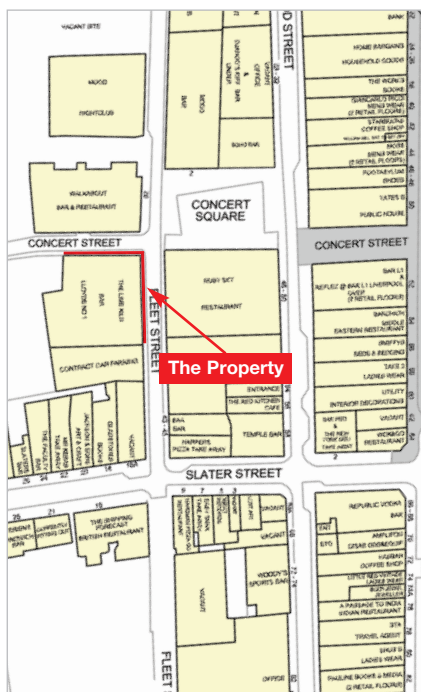
VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 122 Band E (Copy available on website).



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms C MacLeod, Teacher Stern LLP. Tel: 0207 242 3191 e-mail: c.macleod@teacherstern.com



View of Concert Square Opposite

