

# LEASE FOR SALE

**Staff Unaware, Confidentially Available**

270/272 Smithdown Road, (A562)  
Liverpool L15 5AH



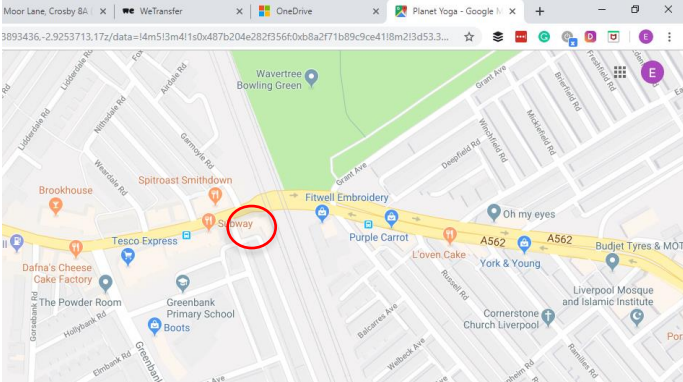
## Description Area

- Well Established Coffee Shop
- Centrally Located Close to a Number of National Occupiers
- Strong Pedestrian Footfall
- Profitable Lease For Sale



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS



## LOCATION

The property is located in a central position on Smithdown Road which forms a main arterial route leading to Liverpool City Centre and South Liverpool.

The Smithdown Road provides a busy thoroughfare in a densely populated residential area with a strong student population with various local regional national multiples in close proximity including Tesco Express, Subway and also located close to Green Bank Primary School, Wavertree Bowling Green in walking distance to Sefton Park.

Smithdown Road provides consistent footflow as the road provides a wealth of commercial occupiers and is approximately .2 miles to Liverpool City Centre, ... walk to Wavertree Playground in a densely populated residential area.

## DESCRIPTION

The property provides a double fronted prominent corner, full height glazed, ground floor commercial premises with frontage onto Smithdown Road and Nicander Road. The premises has been trading and fully fitted as a coffee shop with a long established trade ready for immediate occupation. The lease will benefit from the entire existing fixtures and fittings including all coffee machines, dishwashers, chillers, display cabinets, tables, chairs, lighting. Any of the existing signage will be removed from the current trading premises name.

## ACCOMMODATION

The premises provides the following approximate areas and dimensions

	M <sup>2</sup>	SQ FT
Ground Floor	132.3 m <sup>2</sup>	1,423 sq.ft.

## EPC

An Energy Performance Certificate is available upon request showing Rating Band D.

## SERVICES

We understand that mains services are available to the property including, electricity, gas, mains water and drainage.

## RATEABLE VALUE

The premises have a current Rateable Value of

**£17,250**

## PLANNING

The property benefits from planning permission for a coffee shop and premises under A1 retail use in accordance with the Use Classes Order of the Town and Country Planning Act.

## TERMS

The lease is for sale, premium offers invited in the region of

**£100,000**

The existing lease terms are as follows:

Lease Commencement	23 <sup>rd</sup> March 2015 ending on 22 <sup>nd</sup> March 2025
Rent Review	23 <sup>rd</sup> March 2020 with a Tenants Only Break Clause on 23 <sup>rd</sup> March 2020
Recurrent Rent Payable of	£15,000 per annum

Approximately 5 ½ years remain on the existing lease which is inside the Landlord and Tenant Acts with the ability for renewal on expiry.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment via the sole agents:

**JO Real Estate Ltd**

**0151 319 2424**

**07702 131 701**

**Contact : Jonathan Owen**

**CALL OR EMAIL TO  
DISCUSS YOUR PROPERTY  
REQUIREMENTS IN  
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)  
CHARTERED SURVEYOR**

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