



SITUATION

Located close to the junction with York Road, in this retail parade located opposite the highly regarded Merchant Taylors' Independent School and just 200 yards from the Town centre, on this main road (A565) which links Crosby with Liverpool city centre.

Crosby is a major commuter town located approx. 7 miles north of Liverpool and 11 miles south of Southport, enjoying easy access to the M57 and M58 motorways via the A5758.

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--|--|--|---|--|--|
| No. 81 (Ground Floor Bar/Restaurant & Basement) | Ground Floor Bar/Restaurant Gross Frontage 18'7" Internal Width 14'7" Restaurant Depth 59'4" Built Depth 73'9" WC Basement Area Approx. 310 sq ft | L. Nolan & C. Doyle (t/a Queen's Nook – Bar/Restaurant) | 15 years from 15th June 2021 | £7,800 (Rising to £8,300 p.a. in 2026 and £8,800 p.a. in 2031) | Effectively FRI Tenant's Breaks 2027 and 3 yearly – the Tenant did not exercise their June 2024 Break Clause. £650 Rent Deposit. |
| Nos. 81a & 81b (First & Second Floors – 2 Flats) | Not inspected | Various | Each 125 years from 30th August 2019 | £200 (£100 per flat) | Each FRI by way of service charge. |
| | | | | Total: £8,000 | |

Note: We understand the tenant of the Bar/Restaurant spent over £60,000 in repairs and refurbishment on the unit prior to opening the business.

PROPERTY

A mid-terrace building comprising a **Ground Floor Bar/Restaurant and Basement (see Note)** with separate front access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

£8,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Bond Adams LLP
Tel: 0116 285 8080 Ref: Rabia Murtaza
Email: rabia@bondadams.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Internal view

