

PRIME LEASE FOR SALE
CAFÉ/BAR/RESTAURANT – 2am LICENCE
FORMBY – 4-6 CHAPEL LANE L37 4DU

**Mason
Partners**



Location

The subject premises are located in Formby, which is an affluent commuter town located approximately 13 miles north of Liverpool, 7 miles south of Southport and 40 miles west of Manchester. The prime retail pitch of Chapel Lane offers a range of national and multiple retailers including Waitrose, Iceland, Costa Coffee, Caffe Nero and Boots.

The subject premises is also situated in Formby's established leisure circuit being close to Emily's, Tibu Bar & Restaurant, Woodward's Bar and Lux 37. The subject premises benefit from a 2am alcohol licence.

Accommodation

The premises are arranged on ground and first trading floors and comprises the following net internal areas:-

Ground Floor Bar/Restaurant	2,139 sq ft	198.79 sq ft
First Floor Function Room	1,944 sq ft	180.63 sq m

Tenure

The property is available by way of an assignment of a full repairing and insuring lease expiring 15 September 2038, although a sublease may be considered subject to landlords consent.

Rent

£50,000 pax

Rates

Rateable Value April 2023	£36,000
Rates Payable 2023/2024	£17,964

Interest parties are advised to make their own enquiries with the Local Authority.

EPC

An EPC is available upon request.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

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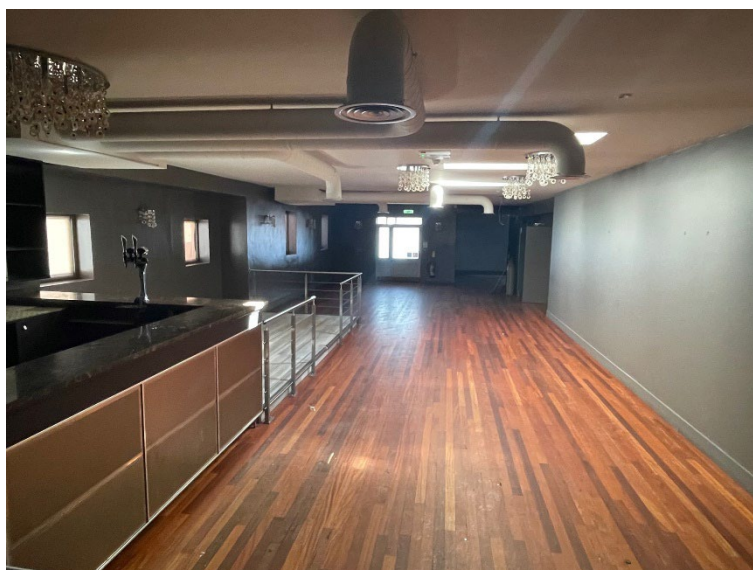
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