



Ink Bar

78-82 Wood Street, Liverpool L1 4DQ

Tenure: Leasehold

Price: Offers Over £50,000 **Ref:** 96076

SP Sidney
Phillips
Leisure & Hospitality Specialists

Prime House and R&B nightclub/bar in the heart of Liverpool city centre currently trading just 2 nights per week and targeting an R&B audience, this site offers prime location and opportunity for an incoming operator to acquire the full brand and continue as is or change direction and rebrand. We are of the opinion the site would also suit a public house operator looking to expanding opening days due to the versatile layout.



Key Features

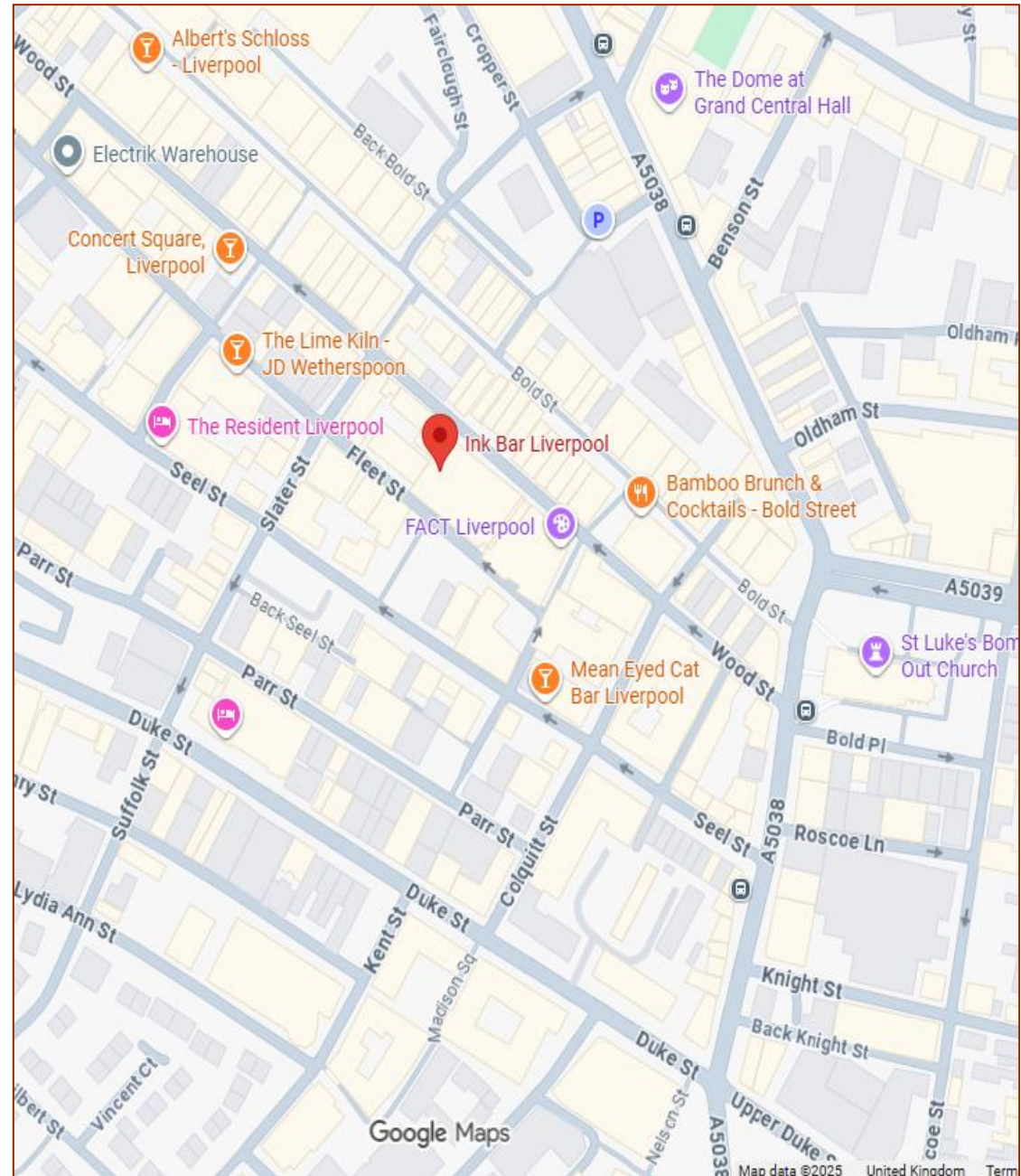
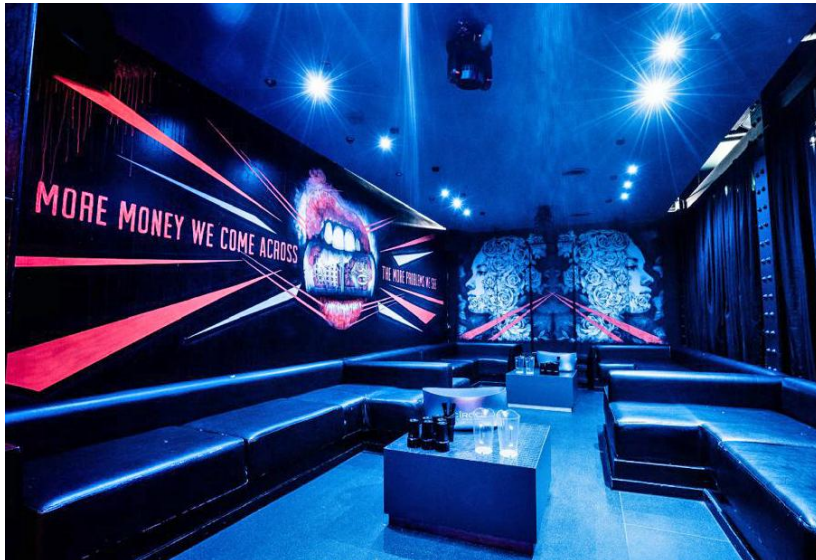
- Established city centre late night bar
- On club/bar circuit
- Ropewalks area of Liverpool
- 750 capacity
- Subject to substantial investment
- Net sales in region of £900,000 per annum

Location

Ink Bar is located on Wood Street and Fleet Street in the heart of Liverpool's Ropewalks area. The business is surrounded by other bars, clubs and late-night venues and is within walking distance of Concert Square, Bold Street and Liverpool One shopping centre. The area offers a busy and bustling atmosphere, attracting partygoers from across the UK. Wood Street is easily accessible from both Liverpool Central and Lime Street train stations and there is a good public transport system in the area.

The Property

Ink Bar is situated on the ground floor and spans over 7,000 square ft of the Tea Factory development, a former tea warehouse which was converted to a mixed use development in 2000. It comprises:



Trade Areas

MAIN ENTRANCE on St Peter's Square with VESTIBULE leading to an open-plan, split-level trade area which includes a raised VIP bar with BAR SERVERY, nonslip flooring and CLOAKROOM. The MAIN BAR AREA features split-level, enclosed seating areas with loose and booth seating, a sizeable 'L' shaped bar servery with granite top and a fully-equipped stainless steel back bar with shelving. DJ booth, feature lighting and sound systems and an additional VIP area with sofa seating and tables. Multiple TV screens around the bar. Graffiti/tattoo themed décor throughout the trade areas.

LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS offset.

The back of house features a STOREROOM with two walk-in fridges, a cleaning cupboard, a CCTV ROOM, a STAFF ROOM with WC and a small amp room.

Behind the main bar is the ON LEVEL CELLAR. WASH AREA. Trade access onto Wood Street. Additional STAFFROOM and CASH OFFICE.

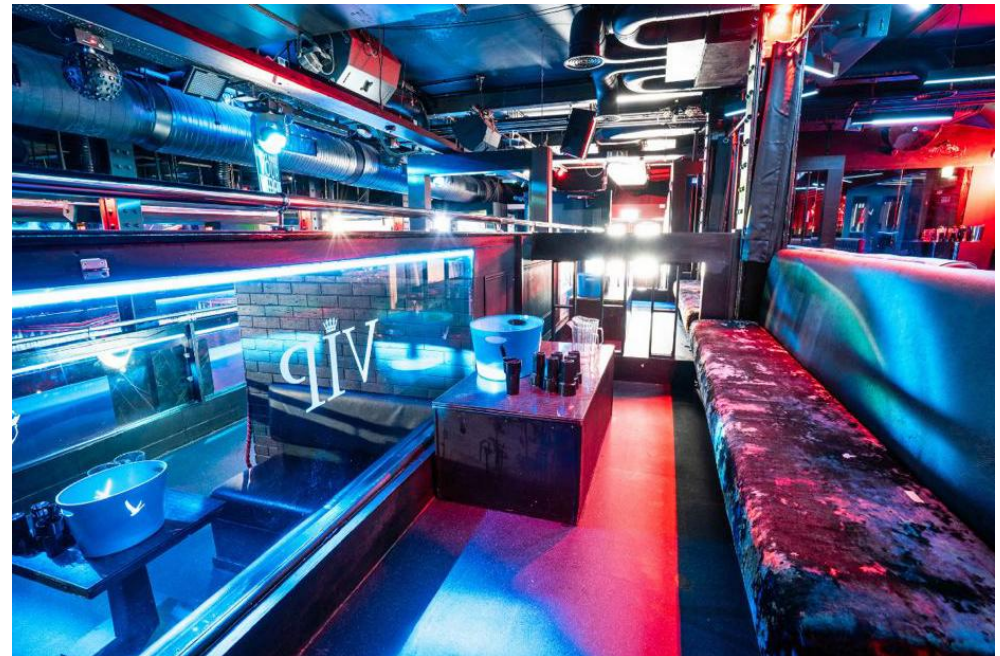
External

Enclosed smoking area to the front of the property.

The Business

Ink Bar is an established R&B/House late night venue and bar which hosts DJs and offers VIP packages in stylish surroundings. The premises has been well-invested in over recent years. The business currently operates 2 nights a week which offers potential for expansion. It currently sees turnover in the region of £900,000 per annum. Full trading information can be made available upon request and with the consent of our client.

The business has its own website: inkbarliverpool.co.uk and a strong social media following.





Tenure & Price

LEASEHOLD Offers Over £50,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Ink Bar is held on a part repairing and insuring lease from a private individual for a term of fifteen years, commencing October 2022. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £11,179.01 per calendar month inclusive of VAT and service charge, subject to five yearly rent reviews, the next due in October 2027. An incoming party will be required to provide a rental deposit to the Landlord of £34,750 in advance. The lease is free of all trade ties. Viewing strictly by appointment only.

Licences

A Premises Licence is held for the retail of alcohol.

12:00 – 05:30.

Current Opening Hours:

The Business is currently closed however historic opening hours were

Friday & Saturday: 10:00 – 03:00.

Services

Mains electricity, water and drainage are connected.

Rateable Value: £70,750.00.

Local Authority: Liverpool City Council.

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