



The Staggered Inn

James Street, Lancaster LA1 1UP

Leasehold Nil Premium

- Historic city of Lancaster
- Prime location within shopping centre
- Two section trade area (60) & private karaoke room (10)
- Trade kitchen (*available in addition*)
- Net sales in excess of £350,000 per annum

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LOCATION

The historic city of Lancaster is located on the River Lune in Lancashire, four miles inland from Morecombe Bay. The city's long history is reflected in its buildings: Lancaster Roman Fort, the medieval Lancaster Castle and Lancaster Cathedral (built in a Gothic revival style in the mid 19th century). Many fine examples of Georgian architecture are also evident. The bustling shopping streets of Lancaster offer a wide variety of retail and hospitality outlets with The Staggered Inn located on James Street in Marketgate Shopping Centre. The city lies on the A6, one of the main historic North/South roads in England and is served by junctions 33 and 34 of the M6 motorway. Lancaster has an excellent public transport system which includes Lancaster Railway Station, served by trains running on the West Coast Main Line to destinations nationwide.

The Staggered Inn is a Grade II listed building which dates from the late 18th century. It is of local stone construction with a painted exterior under a pitched slate roof and briefly comprises:

TRADE AREAS

VESTIBULE leading to an open plan TRADE AREA with loose and booth seating for 40, DJ booth and an 'L' shaped, tile topped BAR SERVERY with well-equipped back bar. The trade area has wood flooring throughout and is stylishly decorated and furnished. The servery features Altro nonslip flooring, a WASH and PREP area and lift access.

LADIES' and GENTLEMEN'S TOILETS offset the trade area.

Adjacent to the bar area is a PRIVATE KARAOKE ROOM with TV screen and seating for 10.

GAMES ROOM with pool table and loose and booth seating for 20. DISABLED ACCESS TOILET offset.

Available in addition—The KITCHEN is located on the first floor and is well equipped with Altro flooring, hood canopy and a good selection of catering equipment and appliances.

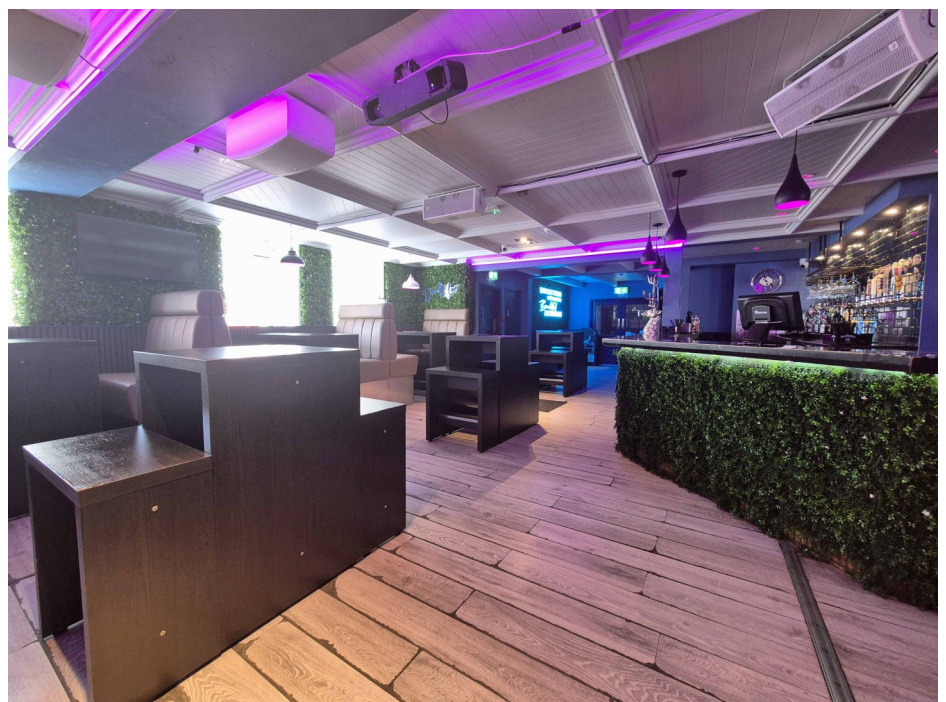
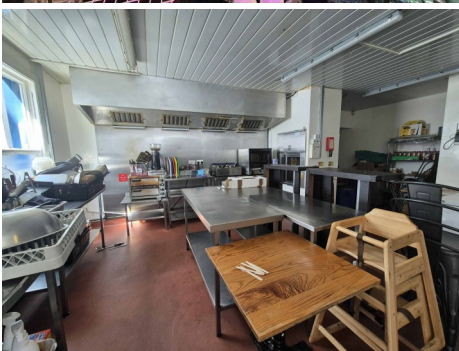
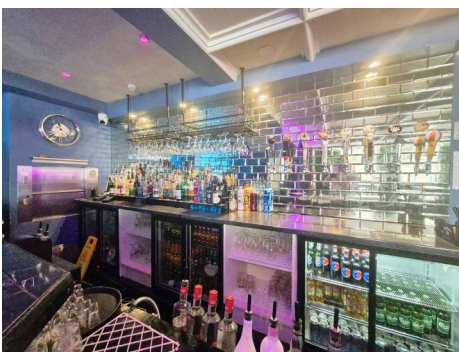
Good sized basement CELLAR with two large STOREROOMS, KEG ROOM, LIFT BEER DROP and two smaller STORAGE AREAS.

THE BUSINESS

The Staggered Inn is a city centre bar which specialises in cocktails and shooters. It is popular with a cross-section of clientele including the city's large student population. Our client is currently trading on limited hours: Wednesday evenings, Fridays and Saturdays which leaves scope for further trade. A more extensive food menu could also be introduced, taking advantage of the well-equipped and sizeable trade kitchen (*available in addition*), and events such as games, quiz and live music nights may also prove popular.

We are advised net sales are in excess of £350,000 per annum with trade accounts available to serious parties following a formal viewing and with the consent of our client.

TUPE will apply as part of this sale.



TENURE & PRICE

LEASEHOLD Nil Premium to include goodwill. Stock at valuation in addition.

TERM - Negotiable depending on the strength of the proposal.

LANDLORD & TENANT ACT - Not protected by Part II Landlord & Tenant Act 1954.

BOND - A bond equivalent to 6 weeks' rent in advance plus personal guarantors if the sub let is taken as a Limited Company.

RENT - £1,000 per week, paid monthly in advance. This price is to include the gas and water used by the tenant.

RENT REVIEW - Subject to rent reviews every 12 months.

REPAIR LIABILITY - Full repairing and insuring agreement

TIE - Free-of-tie.

INSURANCE - The Landlord will insure the building the cost of a fair proportion will be charged to the Tenant by way of an Insurance Rent.

VAT - VAT will be payable on the rental payments.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held for the retail of alcohol:
7 days a week, 10:00 - 02:00

SERVICES

All mains services are connected.

Local Authority: Lancaster City Council.

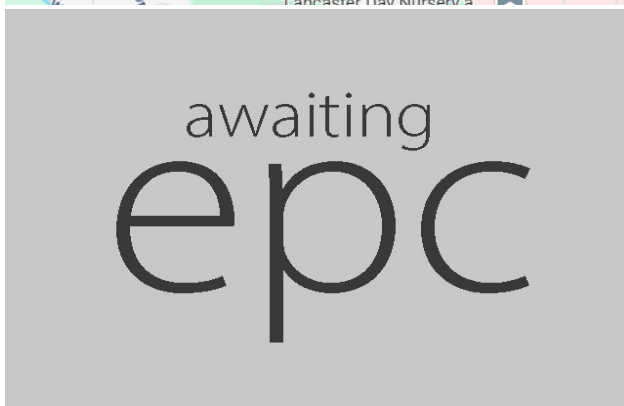
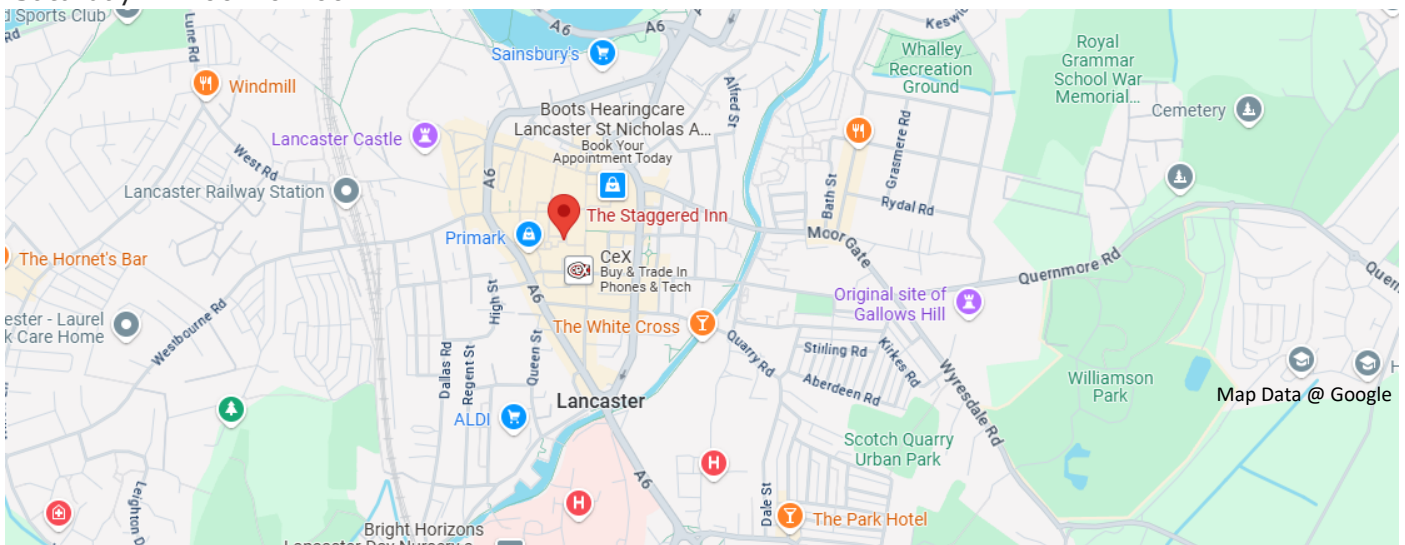
Current Opening Hours:

Wednesday: 12:00 - 02:00

Friday: 12:00 - 02:00

Saturday: 12:00 - 02:00

Rateable value: £18,000.



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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