Pure Nightlounge

7-9 Back Colquitt Street, Liverpool L1 4NQ

Tenure: Leasehold **Price:** £75,000 **Ref:** 96077

Sidney Phillips
Leisure & Hospitality Specialists

Key Features

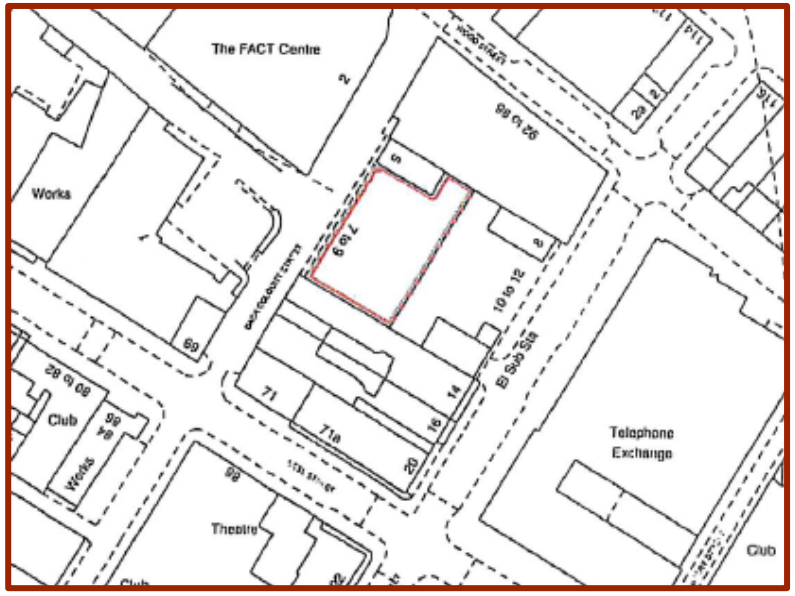
- Prime city centre trading position
- Highly regarded R&B/VIP venue
- Ropewalks area of Liverpool
- 350 capacity
- Well-invested in
- Net sales in region of £625,000 per annum

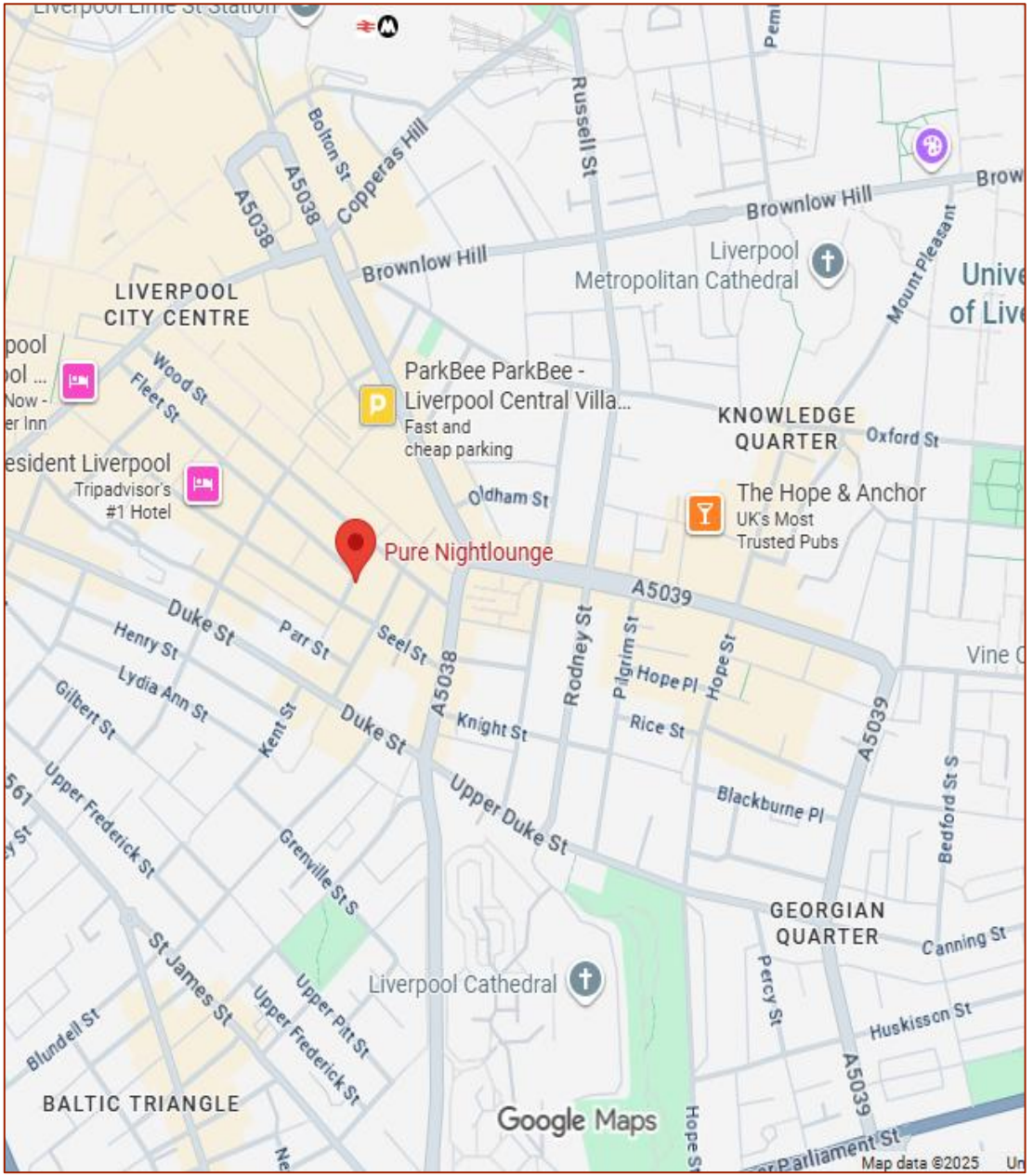
Location

Pure Nightlounge is located on Back Colquitt Street, between Wood Street and Seel Street in the heart of Liverpool city centre's Ropewalks area. The venue is surrounded by a host of other bars, nightclubs and pubs in a prime location in the heart of Liverpool's nightlife. It is within easy reach of Bold Street with its array of food outlets, Concert Square which offers lively evening venues and a short distance from Liverpool One shopping area. Pure Nightlounge is a short walk from Liverpool Central and Lime Street train stations.

The Property

Pure Nightlounge occupies the ground floor of the Manolis Yard development and is approximately 4,000 square feet. The lock-up premises is stylishly decorated and furnished to a very high standard. It briefly comprises:





Trade Areas

VESTIBULE leading to open-plan trade area with industrial nonslip and LTV flooring. Split-level trade space with multiple booth and lounge VIP areas which are decorated and furnished to a very high standard. There is Greek Mythology themed décor throughout. BAR SERVERY which is of a good size and well-equipped with stainless steel PREP and WASH AREAS. Behind the bar is an additional overspill bar servery which is, again, fully equipped. STOREROOM and STAFF ROOM with WC. GLASS WASH ROOM. CELLAR with storage. STAFF AREA and OFFICE.

LADIES' and GENTLEMEN'S TOILETS plus DISABLED ACCESS TOILET.

External

To the front of the property is an enclosed smoking area.

The Business

Pure Nightlounge is a luxury setting which is dedicated to R & B and offers an unrivalled VIP experience. The venue is highly popular with partygoers who are attracted to its stylish, boutique ambiance, offering a fusion of music, fashion and lifestyle.

We are advised that net sales are in excess of £625,000 per annum. Full trading information can be provided upon request and with the consent of our client.

The business has its own website: pureliverpool.co.uk and a strong social media following. It is our opinion that this opportunity is suitable for an experienced single or multiple operator and that there is potential for increased sales.

ANGEL
LOUNGE
ANGEL
LOUNGE

Tenure & Price

LEASEHOLD £75,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Pure Nightlounge is held on a part repairing and insuring lease from a private individual for a term of twenty-five years, commencing April 2014. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable, subject to the Landlord's consent. Rent is £72,000 per annum paid quarterly in advance, subject to five yearly rent reviews. An incoming party will be required to provide a rental deposit to the Landlord of £18,000 in advance. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

A Premises Licence is held for the retail of alcohol – LA070085

Sunday to Thursday: 12:00 – 03:00

Friday & Saturday: 12:00 – 04:30

Current opening hours

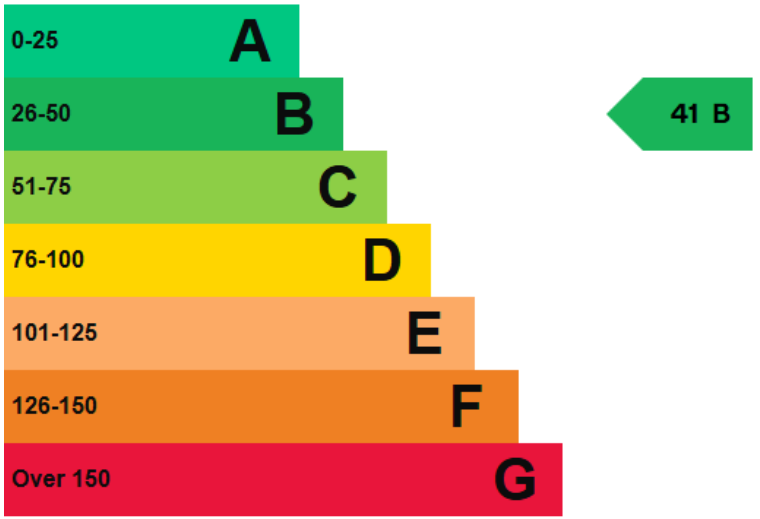
Friday & Saturday: 22:00 – 05:00

Services

Mains electricity, water and drainage are connected.

Rateable Value:£63,500.

Local Authority: Liverpool City Council.

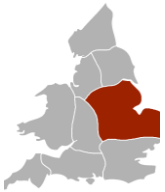


Midlands

01981 250333
midlands@sidneyphillips.co.uk

London & South East

01892 725900
southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059
east@sidneyphillips.co.uk

Yorkshire

01904 793333
yorkshire@sidneyphillips.co.uk

Wales

01981 250333
wales@sidneyphillips.co.uk

North West

01512 204879
northwest@sidneyphillips.co.uk

Northern Counties

01434 607841
north@sidneyphillips.co.uk

Devon & Cornwall

01752 234180
devoncornwall@sidneyphillips.co.uk

Wessex

01460 259100
wessex@sidneyphillips.co.uk

Europe

01892 725900
europe@sidneyphillips.co.uk

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.

www.sidneyphillips.co.uk

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. Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA. Registered in England and Wales: No. 2362635.