



Zenn Liverpool

49 Victoria Street, Liverpool, Merseyside, L1 6BL

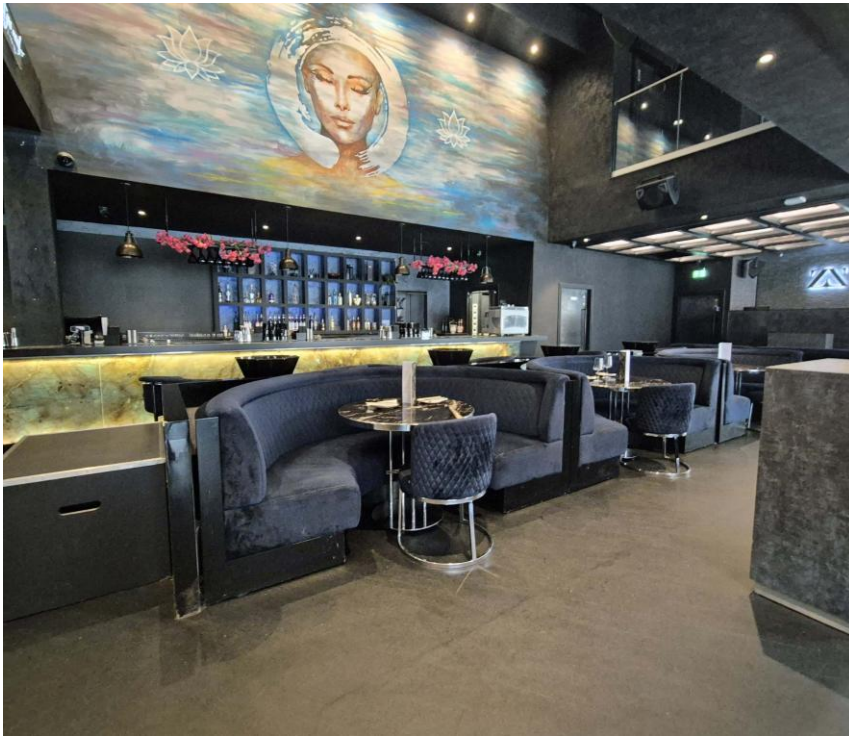
Leasehold £350,000

- Prime Liverpool city centre location
- Open plan restaurant/bar (200)
- Mezzanine bar area (150)
- Rooftop garden (100+)
- Highly profitable business
- 20 year lease

Ref: 95861

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SP Sidney
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LOCATION

Zenn is located on Victoria Street in the heart of Liverpool city centre. It is surrounded by other hospitality and retail outlets and is just a short walk from the city's main shopping district (Liverpool ONE), its waterfront attractions and Albert Dock. Matthew Street, known for its vibrant nightlife and historical connection to The Beatles, is within walking distance, as are the city's multiple theatres. The property is within easy reach of the city's three major train stations: Liverpool Central, Moorfields and Lime Street, and a stone's throw from Queen Square Bus Station.

These unique, 'state of the art' premises are furnished and decorated to a very high standard and it is apparent that much investment has been made. The trading areas are in the region of 10,000 sq ft and of stone construction, incorporating a roof terrace and garden. The property comprises the following trade areas:

TRADE AREAS

GROUND FLOOR

Reception lobby with check-in desk, leading to open plan RESTAURANT/BAR AREA with wooden floors and booth and loose seating for about 200. CENTRAL BAR SERVERY with well-equipped back bar and WASHROOM offset. The trade areas have 'aquatic' interior themes, luxury dining spaces and feature lighting. They are stylishly decorated and furnished throughout. DJ booth. Well-equipped, good sized TRADE KITCHEN with Altro nonslip flooring and a good selection of catering equipment and effects. Service booth from the kitchen area. On level CELLAR. BOILER/STOREROOM. DISABLED ACCESS and GENTLEMEN'S TOILETS.

MEZZANINE FLOOR

Stylishly appointed throughout, offering booth and loose seating for 150. Wooden floors, CENTRAL BAR SERVERY and UNISEX TOILETS.

ROOF TERRACE with artificial turf flooring, wood panelled walls, sheltered seating and loose, garden style furniture for 100+. TV screens. Tile fronted BAR SERVERY with well-equipped back bar. Glass balcony offering city views. Separate BAR with kitchen facilities. This area is a cooling, ambient oasis with DJ booth, fire lanterns, lighting, dining tables and firepit.

EXTERNAL

Enclosed seating area to the front of the building to accommodate approximately 40.

THE BUSINESS

Zenn Liverpool has been trading since 2021 and is a well-established restaurant and late-night venue. It offers a unique, city centre space which includes a modern indoor dining area, a 'temple' themed garden and a chic, rooftop bar overlooking the city. The restaurant specialises in Pan Asian cuisine whilst providing first class live music and DJs. The venue offers bottomless brunch, afternoon tea and Sunday roast menus and is also a popular destination for partygoers. Net sales are in excess of £2 million per annum with gross profits in the region of 61%. Full trading accounts can be made available to seriously interested parties following any viewing and with consent from our clients. Our clients advise that they are selling in order to focus on their other business interests.

The business has its own website www.zennliverpool.com and its own social media presence.

LICENCES

A full Premises Licence is held for the retail of alcohol – Licence Number LA200112.

SERVICES

We are advised that all mains services are connected.

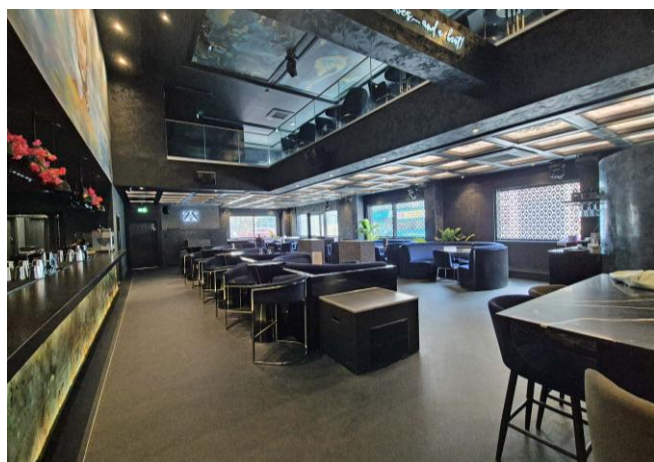
Rateable Value: £73,500.

Local Authority: Liverpool City Council, Cunard Building, Water Street, Liverpool, L3 1AH.

TENURE & PRICE

LEASEHOLD £350,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Zenn is held on a full repairing and insuring lease from Liverpool City Council for a term of 20 years, commencing 5th August 2021. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £125,000 plus VAT per annum, subject to five yearly rent reviews, with the next review due on 5th August 2026. Break clause dated 31st August 2031. 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.



awaiting
epc

EPC Ref: TBC

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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