

Potential  
to split



## Location

Located on the outskirts of Liverpool just off the A580 within an established retail and leisure park.

The surrounding area is undergoing significant redevelopment. The A580 links the centre of Liverpool with the M57 at Junction 4. Nearby occupiers include McDonald's, a 12 screen Showcase Cinema, KFC, Travelodge and Starbucks.

## HIGHLIGHTS

- + Established retail and leisure park just off the A580
- + Nearby occupiers include McDonald's, KFC, Subway, Travelodge and Showcase Cinema
- + Potential to split the unit or convert to a drive thru subject to consent
- + Ample customer parking
- + GIA approx. - 379 sq m (4,079ft)

## Description

The restaurant comprises a detached single storey building of brick elevations beneath a pitched tiled roof. Externally there is a seating terrace to the front elevation.

## Accommodation

The premises are configured to provide accommodation all at ground floor level and are laid out to provide a variety of tables and seating for circa 150 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

## Approximate Floor Areas

The property has the following approximate gross internal areas.

<b>Ground Floor</b>	379 sq m (4,079 sq ft)
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**28. FORMER FRANKIE & BENNY'S, LIVERPOOL**  
Stonedale Retail & Leisure Park L11 9DH

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## Tenure

Held for a term of 25 years with effect from 25 April 2002 at a current rent of £71,225 per annum subject to an upwards only review on 25 April 2022 and five yearly thereafter. The most recent annual service charge was £8,864.

## Rateable Value

2017 £79,000

## EPC

An EPC is in the course of preparation.

## Viewings

All viewings must be arranged strictly by appointment with the sole agents Savills and under no circumstances should any direct approach be made to any staff members.

## Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

## Fixtures & Fittings

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required.

## VAT

All figures quoted are exclusive of VAT.

## Contacts

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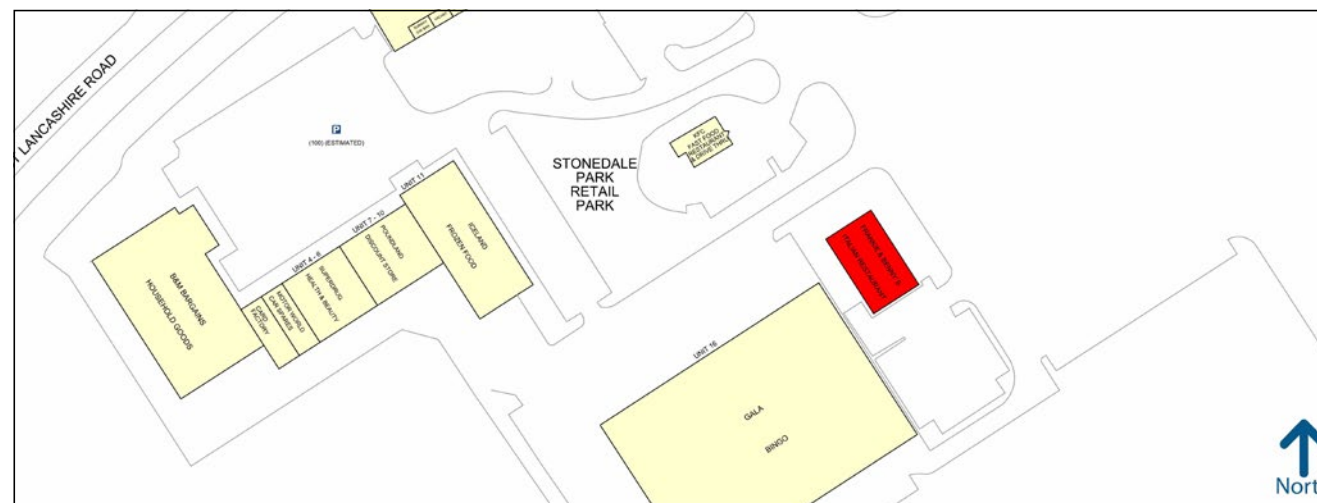
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