

## **FREEHOLD COMMERCIAL INVESTMENT FOR SALE**

**181 OLD CHESTER ROAD, HIGHER  
BEBINGTON, WIRRAL, CH63 8NF.**



### **INVESTMENT SUMMARY**

- A popular Mediterranean Restaurant located in a prominent corner position.
- Annual Income £26,000 per annum
- Price £325,000 (subject to contract)

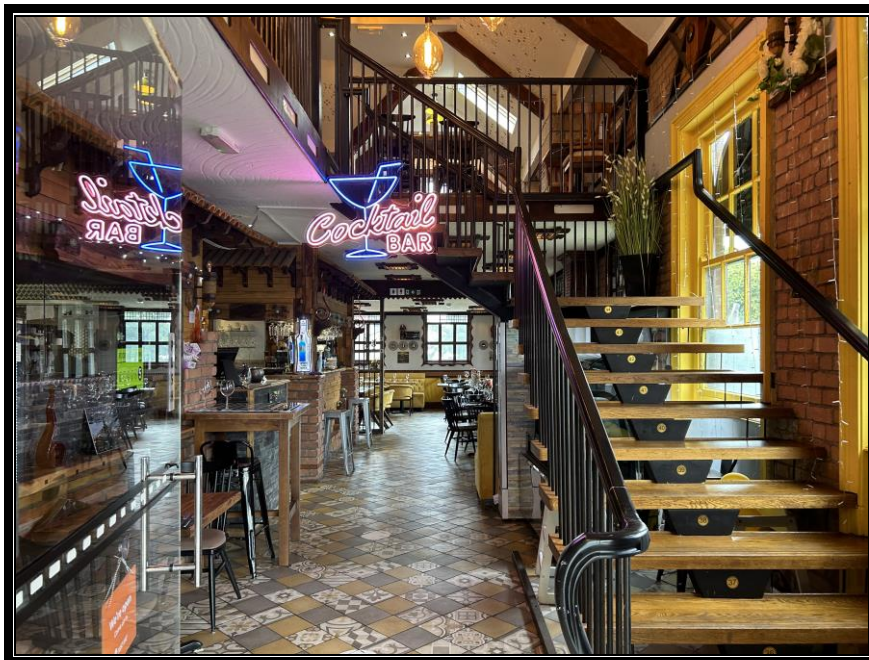
## **LOCATION**

The property is situated on the corner of Kings Lane and Old Chester Road in a popular residential location of Higher Bebington.



## **DESCRIPTION**

A former Bank Premises arranged over three floors comprising restaurant kitchen and bar on the ground floor, further seating and bar on the mezzanine first floor and toilets staffrooms and storage in the basement area.



To the rear there is potential for external seating and a BBQ area.

## TENANCY DETAILS

The whole property is let on a Full Repairing and Insuring lease for a term of 6 years and 9 months from 15<sup>th</sup> October 2023, to Adam Restaurant Liverpool Limited, the lease is subject to three yearly upward only rent reviews, the current rental being £26,000 per annum.

## ACCOMMODATION

### Ground Floor

Restaurant, Kitchen and Bar – 124.34 sq.m (1,338 sq.ft)

### Mezzanine

Saeting Area and Bar – 81.56 sq.m (878sq.ft)  
Including WC Facilities

### Basement

Staff rooms, storage  
inc. Public WC's – 67.84 sq.m (730 sq.ft)

**TENURE** Freehold

**ASKING PRICE** £325,000

**VAT** We understand that no election has been made in respect of VAT.

**VIEWING** Strictly by arrangement with the agents office.  
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