

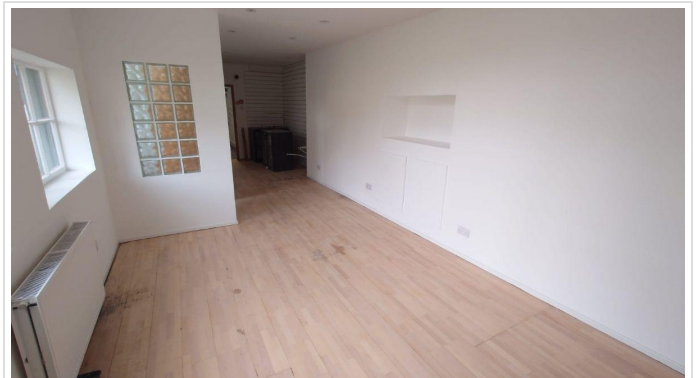


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0 Bed Restaurant In Rodney Street , Liverpool, L1 2TE

£2,000 Monthly





SHORT DESCRIPTION

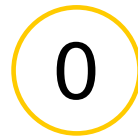
Property Ref: 17003 One of two units available. Having previously operated as a licenced restaurant, this commercial unit offers ample opportunity for anyone looking for another restaurant site or bar, whilst offering a versatile layout suitable for a wide range of hospitality concepts. The large outside spaces provides further opportunity to offer the public a perfect sun-trap for outside dining or live music (pending approval by the council). Bar fridges and some kitchen equipment provided. Floor plan - yellow highlighted area only. Ground level - entrance either to the front or to the rear of the property through the garden area. Large dining space, and wc. Basement level - large kitchen area, alongside a large storage area. The property benefits from a valuable external seating area, creating additional covers and enhancing the customer experience throughout the year. The premises are well suited to restaurant, café, wine bar, bistro or casual dining operators seeking a prominent trading location with indoor and outdoor seating opportunities. Key features include: Ground floor restaurant accommodation Basement level suitable for storage or preparation areas Outside seating-terrace area Flexible layout with potential for various food and beverage concepts Excellent opportunity for owner-operators and established brands alike Available with existing fixtures and fittings, subject to agreement The combination of ground floor trading space, extensive basement and external seating provides a rare opportunity to secure a well-balanced hospitality premises capable of supporting a high-volume operation. For further information or to arrange a viewing, please contact the letting agent. Company admin fee of £480 payable on applying for property. Property Type: Restaurant Monthly rent: £2000.00 Council tax band: None EPC rating: D Measurement: 2000 sq ft plus terraced area Outside Space: Patio Heating Type: Gas Central Heating -----



Bed Room(s)



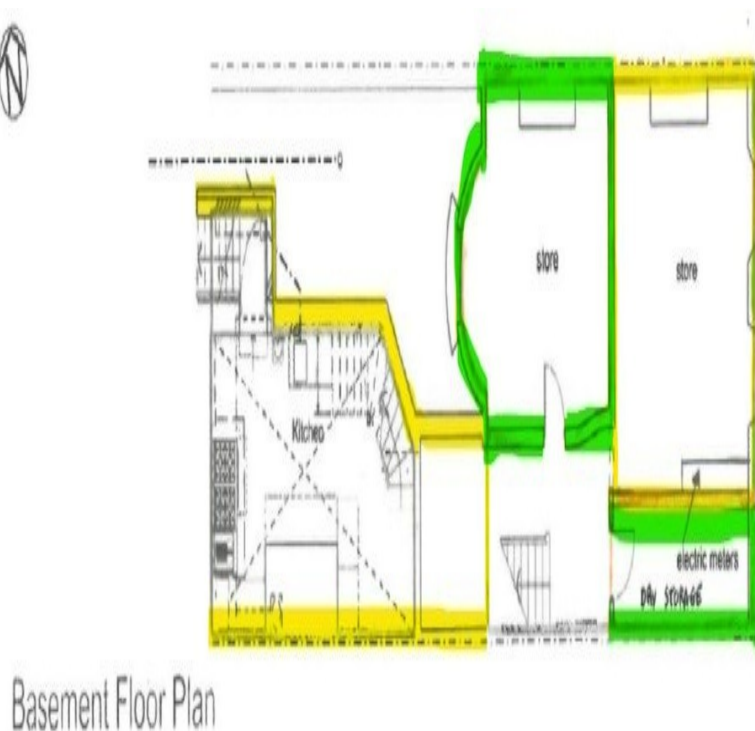
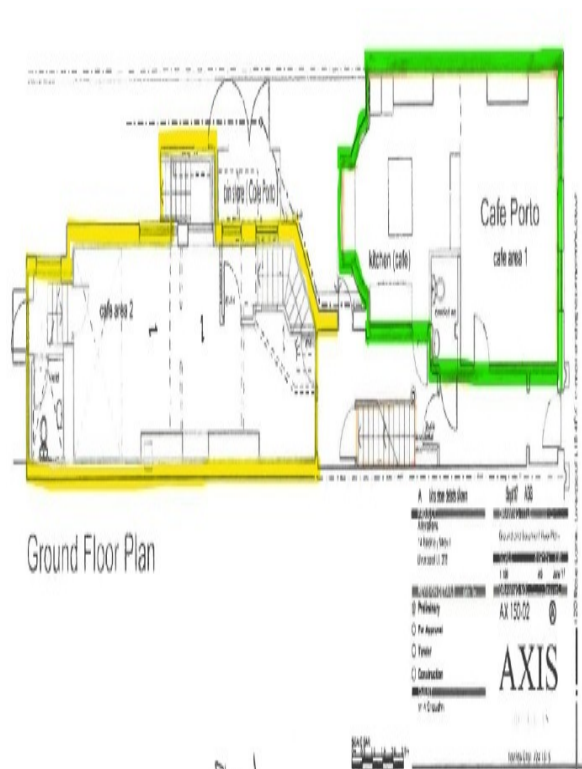
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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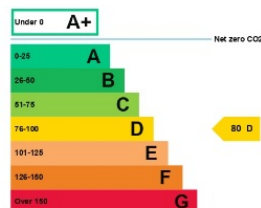
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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