LEASE FOR SALE – PRIME LOCATED BAR RESTAURANT LIVE MUSIC VENUE JIMMY'S LIVERPOOL, 130 BOLD STREET, LIVERPOOL, L1 4JA

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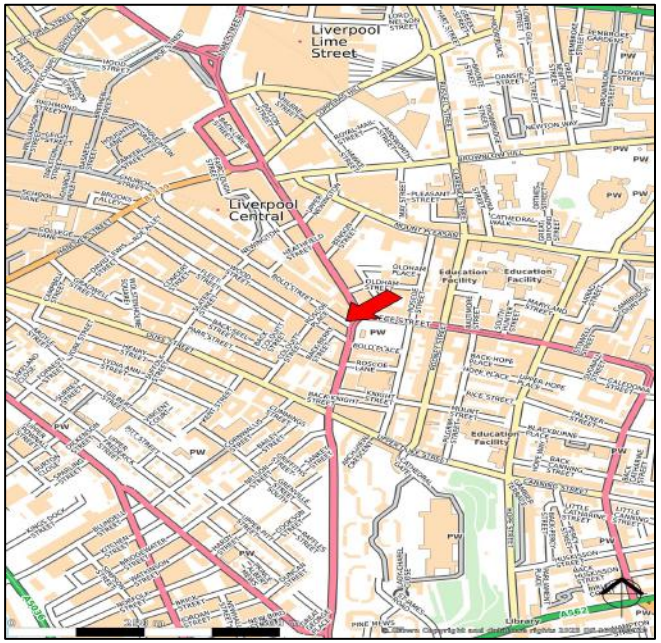
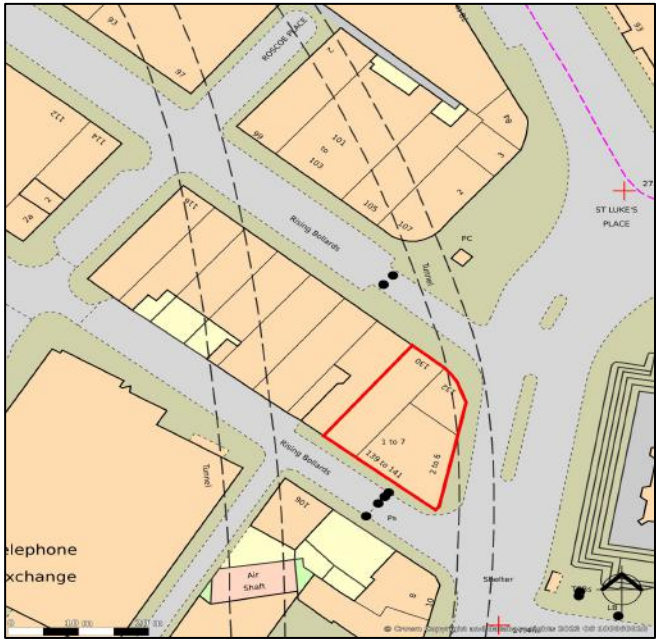
CONFIDENTIAL SALE – STAFF UNAWHERE

JIMMY'S LIVERPOOL, 130 BOLD STREET, LIVERPOOL, L1 4JA

KEY FEATURES

- Prominent location on the corner of Bold Street, Berry Street and Wood Street in a prime and vibrant location in the heart of the Ropewalks in Liverpool City Centre.
- Situated amongst a wide range of vibrant and exciting independent and national retailers, bars, restaurants and leisure operators.
- The iconic three storey venue, situated at the top of Bold Street, opposite the landmark Bomber Out Church, is steeped in musical history including its former use as the infamous Cabin Club.
- Well established and legendary venue that opened following extensive redevelopment of the building in 2018.
- High quality, fully fitted bar restaurant of c. 7,500 sq ft arranged over ground and first floors with live music venue and basement bar to the basement.
- Benefits from a 3am late license (Thursday to Saturday) and 1am (Sunday to Wednesday).
- Property is currently held on a 15 year lease Ltd from 3rd April 2019 (11 years unexpired) at a rent of £110,000 pa.
- Lease premium offers in the region of **£295,000** are invited for assignment of the lease and the purchase of the premises license and the fully fitted premises (save for any third party / leased items).





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Ground Floor / First Floor Trading Areas

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First Floor / Basement Trading Areas

Source: Jimmy's Group

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LOCATION & SITUATION

- The property occupies a prime position on the corner of Bold Street, Berry Street and Wood Street, opposite the legendary Bombed Out Church. The Ropewalks forms part of a well-established and highly successful prime retail and leisure area and forms a natural pedestrian link between the knowledge Quarter, University Quarter (10 minute walk) and Liverpool One (5 minute walk).
- Bold Street hosts a wealth of restaurants, bars and niche retailers with adjacent occupiers include a range of exciting and eclectic retailers and operators including: Rudy's Pizza, The Italian Club, Café Tabac, American Pizza Slice, Pho, Honest Burger, Bold Street Coffee, Maray, FACT cinema and Renshaw Street Chinese Food Hall. Concert Square which forms one of Liverpool's premier bar, pub and nightlife destinations is located within a 2 minute walk down Bold Steet.

Floor Area (NIA Basis)

Floor	SQ M	SQ FT
Ground	209.95	2.260
First	229.93	2,475
Basement	259.29	2,791
Total	**699.17**	**7,526**

DESCRIPTION

- The subject property comprises a period and highly prominent end terraced four storey building with basement of brick and part steel frame construction with painted rendered elevations with stone detailing, extensive 120ft wrap around glazed frontage to ground floor and period sash windows to the upper floors. The Commercial premises are arranged to the ground, basement and first floor, with 7 apartments being located to the second and third floors, all serviced by a separate entrance to the rear fronting Berry Street and Wood Street.
- Jimmy's an exciting and well established bar, restaurant and live music venue operator opened In 2019 following a significant redevelopment of the building in 2018 / 2019. Jimmy's follows the building's rich musical heritage which formerly included the infamous Cabin Club and where George Harrison wrote 'Don't Bother Me'. The premises are arranged as follows:

  Ground Floor: Entrance lobby into large open plan trading area with 120ft glazed frontage, central feature bar servery, large seating area with feature neon wall displays, pendent lighting, fixed bench perimeter seating and a range of loose tables and chairs. In addition are male / female / disabled customer toilet, glass wash area / stores, raised DJ booth, communal bin store with rear entrance / fire escape to Wood Steet. Customer stairwells down to basement and first floors.

  First Floor: Bar restaurant with period sash window frontage benefiting from elevated views over the surrounding streetscape. Large feature bar servery with open plan seating area, small performance stage with grand piano, feature neon wall displays, pendant lighting and a fully fitted open plan kitchen with walk in fridge freezer, management office, customer toilets and stores.

  Basement: Glazed lobby from stairwell leading into basement bar and open plan music venue with stage (250 max capacity), customer toilets, sound engineer booth, Green Room (band dressing room with toilet and shower), beer store, additional stores and internal fire escape stair to rear ground floor entrance.

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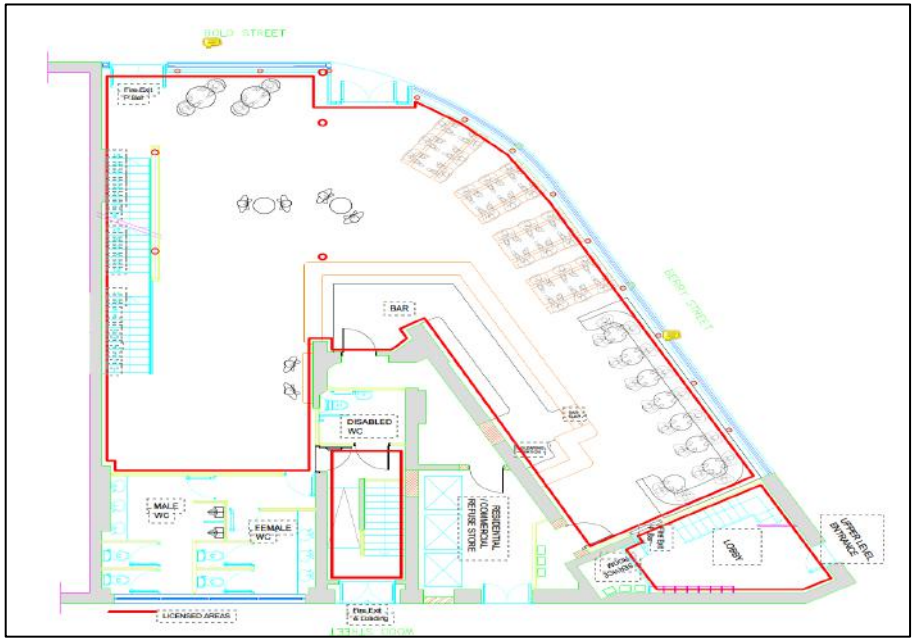
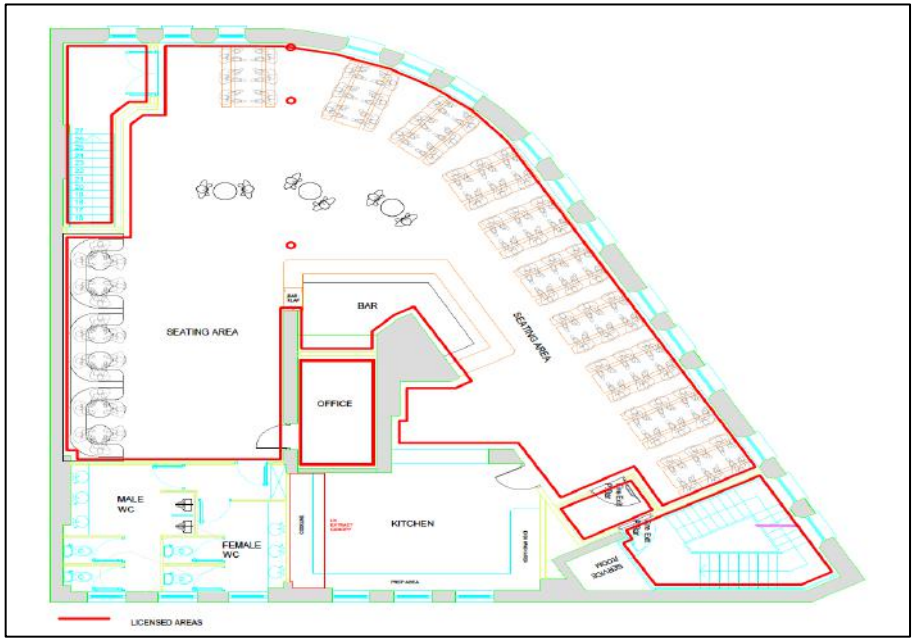
FLOOR PLANS

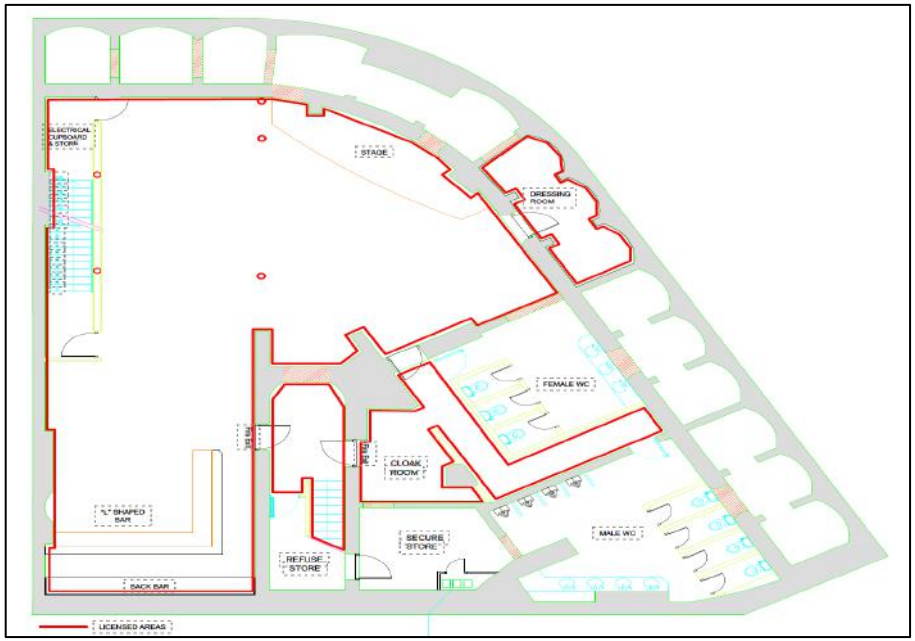
Ground Floor



First Floor



Basement



LEASE

The subject property is currently held under the following lease:

Lease Commencement Date: 3rd April 2019

Term: 15 years (11 years unexpired)

Rent: £110,000 pa plus VAT

Permitted Use: A restaurant, café, bar and live music venue or any other use falling within Use Class A3 / A4

Rent Review: 5 yearly to higher of market rent or passing rent. Next review April 2024

Rent Frequency: Quarterly in advance

Service Charge / Insurance Rent: Payable on demand

Renewal Rights: Contracted lease within Landlord & Tenant Act Part II

EPC

Property EPC is available on request.

SERVICES

We understand the property benefits from the following services; Mains drainage, gas, water, 3 phase electricity. CCTV and fire system throughout.

RATEABLE VALUE

£85,750 with effect from April 2023. Rates Payable are in the region of £42,875 which is based on the business rates multiplier of 49.9p. For the avoidance of doubt, the business rates are the responsibility of the Tenant.

PREMISES LICENSE

The Property benefits from a premises license for the service of alcohol: Sunday to Wednesday: 10.00 am to 01:00 am and Thursday to Saturday 10.00 am to 03:00 am. Performance of live music: Sunday to Wednesday: 10.00 am to 01:00 am and Thursday to Saturday 10.00 am to 03:00 am. A copy of the premises license can be provided to interested parties.

PLANNING

We understand the property is not Grade II listed but is located within the Bold Street conservation area.

We note the property benefits from an A3 & A4 planning Consent under planning reference 17F/1239 and dated 9th August 2017. All planning enquiries should be directed to Liverpool City Council.

PRICE

Lease premium offers in the region of **£295,000** are invited for assignment of the lease and the purchase of the premises license and the fully fitted premises (save for any third party / leased items). In submitting a bid to purchase the property the following information is required:

- Purchasing entity and purchase price
- Offer conditions
- Confirmation of funding and proposed timetable for completing the purchase.

VIEWINGS

Staff are currently not aware, so discrete customer inspections are required in the first instance. Formal accompanied viewings can be arranged through LBL Real Estate to credible parties only. A minimum 48 hour notice period will be required to arrange viewings given the operational nature of the Property.

DISCLAIMER

LBL Real Estate on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of LBL Real Estate Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. LBL Real Estate Limited – **August 2023**

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