

for sale

Freehold Night Club Tenanted Investment

ROI 8% Gross Yield



Reef Bar
96 Bridge Street
Warrington
WA1 2RF

- Located in the Heart of Warrington's Night Scene
- Circa 15 Years Unexpired
- Tenant Guarantees
- Established Operators
- 1 Minute Walk from University

MORGANWILLIAMS.com

01925 414909

Location

The property is situated on the corner of Bridge Street and Friars Gate, in an established trading location within the town centre, with the New Time Square retail, leisure and office complex located nearby.

The property is equidistant from Warrington's two mainline Railway stations, which provide frequent services to Liverpool & Manchester, and the surrounding area.

Description

We are delighted to offer for sale a rare freehold tenanted night club investment property, that is offering a gross 8% yield return on investment.

The property enjoys a prominent corner position, welcoming clientele from Bridge Street and Friars Gate, where many other night spots are situated. The new University facility and all its students is situated just across the road.

The property is arranged over basement, ground and two upper floors with a two storey extension to the rear.

The ground floor has the capacity for approx. 200 patrons and the upper floors provide ancillary accommodation.

Accommodation

Approx. Gross Internal Area

Basement	Not measured	
Ground Floor	177.4 m ²	1,910 ft ²
First Floor	177.4 m ²	1,910 ft ²
Second Floor	Advised to be a flat	

Tenancy Information

The entire property is let to DV8 Bars Limited (Company Number 06595325), with Guarantors, for a term to expire 24 May 2037. The current rent is £50,000 per annum exclusive, with rent reviews in 2027 and 2032. There are no break clauses. The property is let on a tenants Full Repairing and Insuring basis.

Asking Price

£625,000 exclusive of VAT.

Yield

The above asking price represents a gross yield of 8%, making this a most attractive long term investment opportunity, bearing in mind the tenants have already been in occupation for some considerable time.

Tenure

Freehold.

VAT

We are advised that VAT is applicable to the above sale price, although the sale may be treated as a Transfer of Going Concern (TOGC).

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

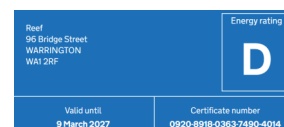
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EPC Score Band - D



E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.