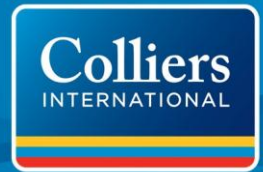


LONG LEASEHOLD

TRADITIONAL PUBLIC HOUSE



Jawbone Tavern, Litherland Road,
Bootle, Liverpool L20 3BZ

Spirit LEASED
PUB COMPANY

- Semi-detached traditional public house
- Ground floor trading accommodation
- Function room to first floor

GUIDE PRICE £250,000 plus VAT

CONTACT US

Strictly by prior appointment
with Colliers International, through:

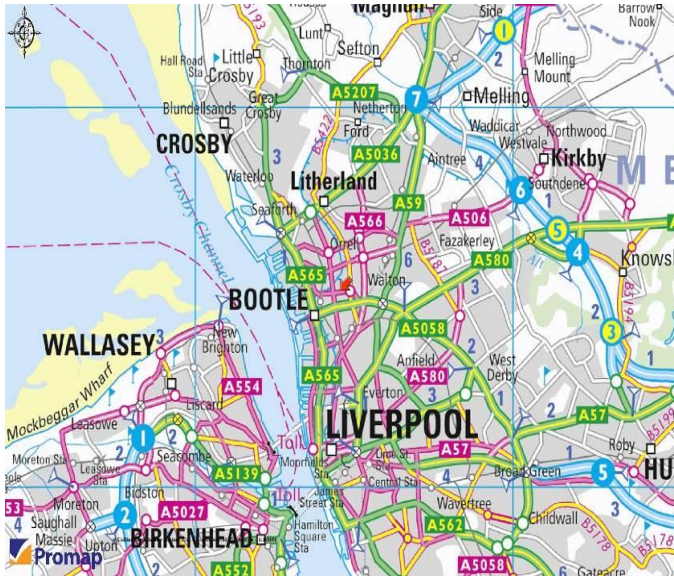
Colin Siebert
Licensed & Leisure
+44 161 831 3313
colin.siebert@colliers.com

Ian Walsh
Licensed & Leisure
+44 161 831 3327
ian.walsh@colliers.com

Ref: 20955

Colliers International
1 Marsden Street
Manchester
M2 1HW
www.colliers.com/uk/leisure

Jawbone Tavern, Litherland Road, Bootle, Liverpool L20 3BZ



LOCATION

The property is situated on the fringe of Bootle town centre on the corner of Litherland Road and Langdale Street. The surrounding locality comprises a mix of retail, residential and commercial operators with Bootle town centre located a short distance away with a number of large office buildings.

DESCRIPTION

A semi-detached building dating back to 1802. It has accommodation on three floors plus cellar and is built in walls of brick and render under a slate covered mansard roof with pediment windows. There is a two storey extension to the rear. The property fronts directly onto the pavement and there is a small yard to the rear which is used for outside drinking behind which there is a two storey outbuilding.

ACCOMMODATION

Ground Floor

Open plan trading area with bar servery to one side and central staircase to first floor function suite. Raised seating levels to rear with access to private yard, male and female toilets. To the rear of the bar servery there is a small catering kitchen on a lower mezzanine level, with access to the basement.

First Floor

Function room to front with split level trading area and bar servery. Private accommodation to the rear with separate external access and private staircase. The accommodation comprises two bedrooms, kitchen, dining room, bathroom, cloakroom and boiler room.

Second Floor

Further private accommodation comprising two bedrooms, office and water tank room.

Basement

Beer cellar and stores.

PLANNING

All further enquiries regarding planning matters should be directed to the local authority.

LICENCES

The property will be sold with the benefit of a premises licence.

We understand the permitted trading hours are as follows:

Mon – Thurs: 11:00 – 00:30

Fri – Sat: 11:00 – 00:30

Sun: 11:00 – 00:30

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers, or lessees or Third Party 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 Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

10/08/11

Colliers International is the licensed trading name of Colliers International UK plc. Company registered in England & Wales no. 4195561. Registered office: 9 Marylebone Lane, London W1U 1HL.



Jawbone Tavern, Litherland Road, Bootle, Liverpool L20 3BZ

RATEABLE VALUE

The premises are recorded on the 2010 Valuation List as having a rateable value of £47,000.

TENURE

Long leasehold for term of 999 years from 25 March 1895.

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded. Those fixtures and fittings, save third party items, left in the property on completion will be assumed to have been abandoned and there is no requirement for these to be removed by the Vendor.

VAT

VAT, if applicable will be payable in addition to the purchase price.

LEGAL COSTS

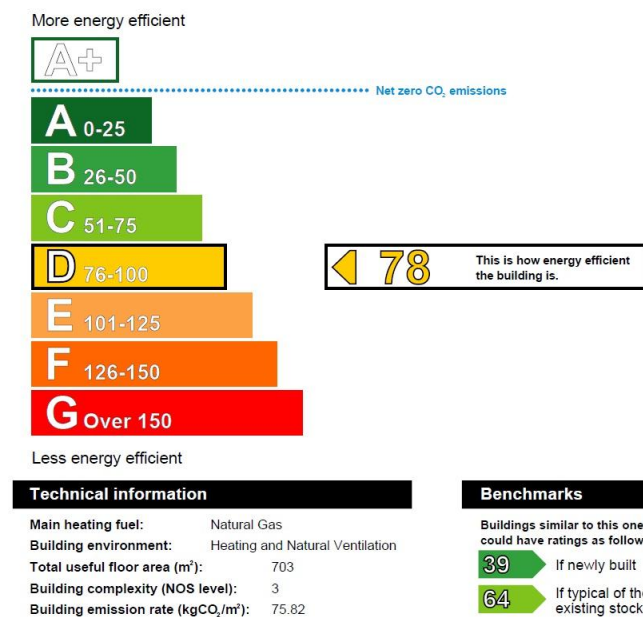
Each party is to be responsible for their own legal and professional costs incurred in this transaction.

FURTHER INFORMATION AND VIEWING

All viewings must be made by appointment through sole agents, Colliers International.

Not what you're looking for? Why not visit our website at www.colliers.com/uk/leisure and view details of other properties we are marketing.

ENERGY PERFORMANCE CERTIFICATES



Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers, or lessees or Third Party 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 Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

10/08/11

Colliers International is the licensed trading name of Colliers International UK plc. Company registered in England & Wales no. 4195561. Registered office: 9 Marylebone Lane, London W1U 1HL.

