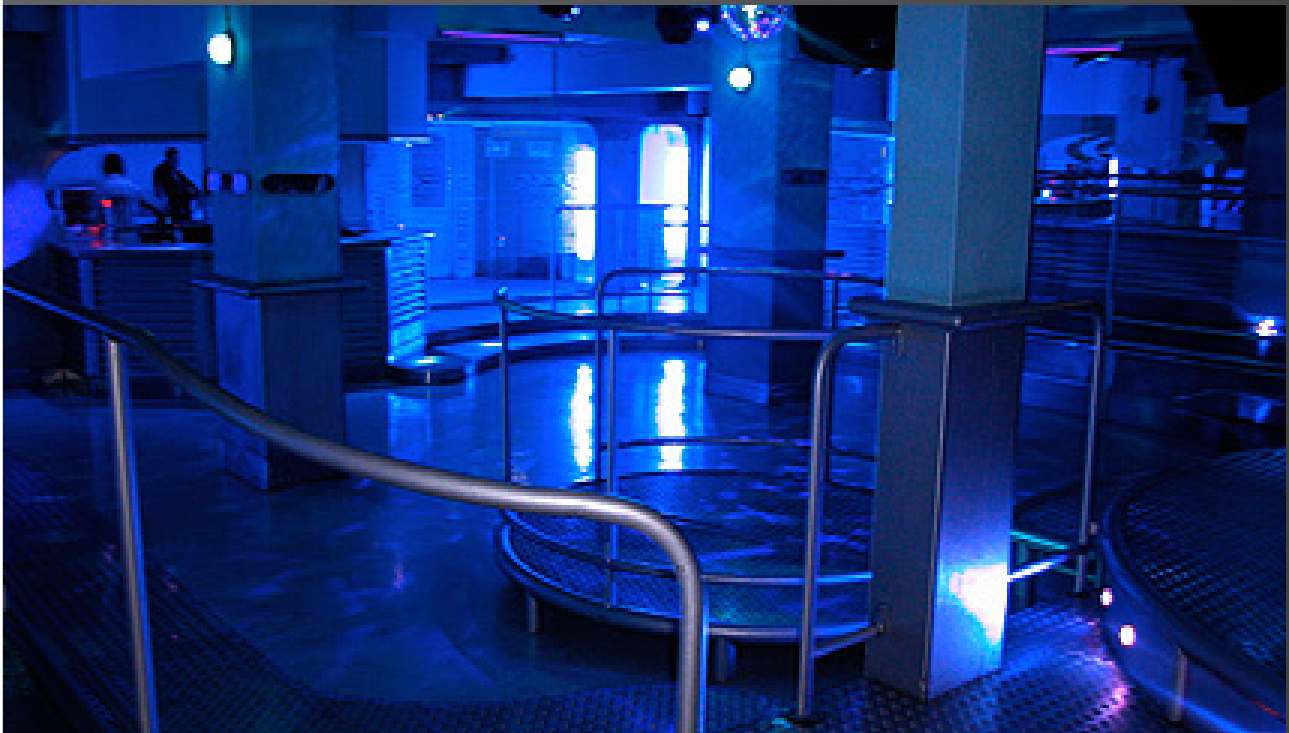


FOR SALE

**LIQUID LOUNGE
30 TOPPING STREET
BLACKPOOL
FY1 3AQ**

- LICENSED NIGHTCLUB
- TOWN CENTRE
- LICENSED FOR 400 GUESTS
- ESTABLISHED BUSINESS
- IN SUPERB ORDER THROUGHOUT
- TREMENDOUS POTENTIAL

FOR SALE: £130,000



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

LIQUID LOUNGE, BLACKPOOL

DESCRIPTION

Duxburys are delighted to offer this Leasehold Nightclub. Situated in the heart of Blackpool's vibrant entertainment area and has a strong reputation as a Music Venue.

The Nightclub has a futuristic styling theme throughout with mirrored walls and aluminium chequered plate flooring plus a full digital lighting system.

Frosted glass sliding doors divide the venue into two halves. The main Bar is centrally located and has a range of equipment including fridges, refrigerated display cabinets, electronic tills, electronic bar system and a range of optics.

Futuristic style Bar Area with seating for 45 guests.
Dance floor with stage and telescopic cat walk.
DJ Console with professional record decks, 2 CD decks, mixers and lighting system.
Kitchen area.
Staff Cloakroom
Mens toilets. Ladies Toilets.
Office

Ground Floor:

Main Entrance with stairway leading down to:

Lower Ground Floor:

Reception and Cloakroom
Main Nightclub covering an area of approximately 2,550sq ft.
Kitchen area.
Staff Cloakroom
Mens toilets. Ladies Toilets.

Office with CCTV system
Beer cellar with ice machine.
Cupboard Store housing a range of spirits.

HOURS:

Friday 10.00pm – 4.00am
Saturday 10.00pm – 3.00am
The Nightclub is open on a Thursday on various occasions. The Club is licensed from 7pm to 4am 7 days a week.

BUSINESS:

Accounts for the year end 31st March 2010 £161,336

TENURE

Leasehold. We are informed by the vendor that 12 years remain on the existing lease, which commenced July 2005.

RENT

£12,000 per annum exclusive

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 - (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
- Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.