

**Lot 22, 16/22 Liverpool Road, Crosby,**

**Liverpool L23 5SF**

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



**Substantial Long-Let Freehold Restaurant Investment**

[www.acutus.co.uk](http://www.acutus.co.uk)

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## Property Information

### Substantial Long-Let Freehold Restaurant Investment

- Comprises a quadruple fronted retail unit, majority t/a KFC
- Recently opened KFC restaurant let on a new 15 year lease until October 2040 (subject to option)
- Total approx. floor area of 411.50 sq. m. (4,430 sq. ft.)
- Prime pedestrianised town centre location
- Adjacent to 120 space public car park
- Nearby occupiers include Boots Pharmacy, Costa Coffee, Greggs, Sainsbury's, Farmfoods and Home Bargains

**Lot**  
22

**Auction**  
26th March 2026

**Rent**  
£50,000 per Annum Exclusive

**Status**  
Available

**Sector**  
Restaurant

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 6 miles north of Liverpool, 35 miles west of Manchester

**Roads** M62, M58, M57, A565

**Rail** Blundellsands & Crosby Railway Station

**Air** Liverpool John Lennon Airport

### Situation

The property is prominently situated on the west side of the pedestrianised Liverpool Road, close to its junction with Moor Lane in a prime retail area. Nearby occupiers include Boots Pharmacy (adjacent), Costa Coffee, Greggs, Sainsbury's, Farmfoods and Home Bargains.

### Tenure

Freehold.

### EPC

Band B.

### Description

The property comprises a triple fronted restaurant arranged on the ground floor with ancillary accommodation on the first floor, together with an additional self-contained ground floor restaurant which has been let on a long lease. The property also benefits from rear access and a public car park at the back of the property.

### VAT

VAT is applicable to this lot.

### Completion Period

8 week completion available.

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### Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
18-22 Liverpool Road	Ground First	Retail Ancillary	175.60 175.40	(1,890) (1,888)	CHICKEN CABINS LTD (t/a KFC) (1)	15 years from 03/10/2025 On effective FRI terms with no cap on service charge (2)	£50,000 (3)	03/10/2030 03/10/2035
16 Liverpool Road	Ground	Restaurant	60.50	(652)	CROSBY COFFEE LTD	999 years from 19/12/2025 On effective FRI terms with no cap on service charge	Peppercorn	
	Total		411.50	(4,430)			£50,000	

(1) Chicken Cabins Ltd are a subsidiary of Soul Foods Group and were incorporated in 1965. The company operates as a franchisee for brands such as KFC, Starbucks, Burger King and Taco Bell and for the year ending 30/06/2024 reported Turnover of £62,239,344, a Gross Profit of £13,855,570 and a Total Equity of £19,863,066 (Annual report and financial statements as published at Companies House 23/02/2026).

(2) The lease provides for a tenant option to determine the lease on 03/10/2035.

(3) The lease provides a rent free period until 03/07/2026.

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### Contacts

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#### Seller's Solicitors

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2024