

## Liquid & Envy Nightclub, 2 Waterloo Street Oldham, Lancashire OL1 1SA

lot 66

### Freehold Nightclub Investment

- Entirely let to Ranimul 15 Limited (t/a Liquid & Envy) until 2026 with guarantee from The Luminar Group Limited
- Town Centre Location within Main Leisure Area
- Approximately 1,607 sq m (17,298 sq ft)

Rent  
**£115,000**  
per annum  
exclusive



On behalf of  
Joint Fixed Charge  
Receivers



### Location

Miles: 6 miles south of Rochdale  
7 miles north-east of Manchester  
Roads: A627, A62, M60, M62  
Rail: Mills House Railway Station  
Air: Manchester Airport

### Situation

Oldham is situated some 7 miles north-east of Manchester city centre with good links being located close to the M60 and M62 motorways. The property is situated within the main leisure circuit in Oldham town centre, with frontage onto both Waterloo Street and Retiro Street.

### Description

The property comprises a large detached, purpose built two storey nightclub. The property benefits from a reception area, customer lift, external smoking area and refuse area and on-site parking for approximately four vehicles.

### Tenure

Freehold.

### VAT

VAT is applicable on this lot.

### Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground/ First	Nightclub/ Bar	1,607 sq m (17,298 sq ft)	<b>RANIMUL 15 LIMITED (t/a Liquid &amp; Envy) (1) with guarantee from The Luminar Group Limited (2)</b>	25 years from 11/06/2001 until 10/06/2026 on a full repairing and insuring lease (3)	£115,000	11/06/2016 and 11/06/2021
<b>Totals</b>		<b>1,607 sq m (17,298 sq ft)</b>			<b>£115,000</b>	

(1) Liquid is the UK's leading nightclub brand combining state-of-the-art lighting, sound and laser technology with stunning 360-degree graphics and visuals to enhance the clubbing experience. (Source: www.liquidclubs.com 12/09/2014)

(2) The Luminar Group trades from 55 of the largest nightclubs in the UK with other brands including Oceana and Cameo. (Source: www.luminar.co.uk 12/09/2014)

(3) The tenant occupies the building under two coterminous leases. The current total rent is £90,000 p.a.x. rising to £115,000 p.a.x. on 25th December 2014 until 10th June 2016. The seller has agreed to adjust the completion monies so that the property will effectively produce £115,000 p.a.x. from completion of the sale.

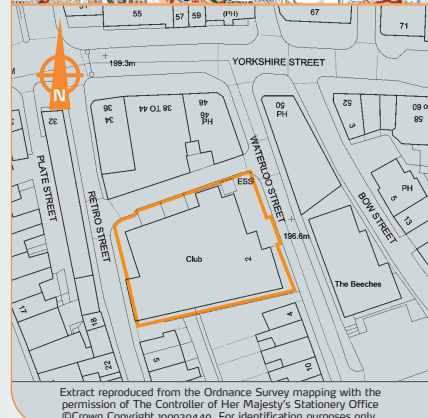
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