



## Cathay Garden Leicester Street, Southport, Merseyside PR9 0HB

Guide Price £155,000

BUSINESS AND PREMISES FOR SALE.

Well established business currently trading as a Peking & Cantonese Restaurant, located at the end of Lord Street.

The leasehold premises comprise a ground floor bar/restaurant with various internal seating, tables and chairs, with kitchen preparation area to the rear with staff/storage rooms and WC facilities. All fixtures and fittings are included in the sale and the remaining stock will be negotiable.

Net internal floor area is approximately 270 square metres (2,908 sqft).

The Lease dated 25th December 1965 currently has 35 years remaining.





Entrance Porch leading to  
With revolving doors

Restaurant seating area

Ladies WC

Bar Area

Exit to Sandown Court Flats

Rear restaurant seating area

Kitchen

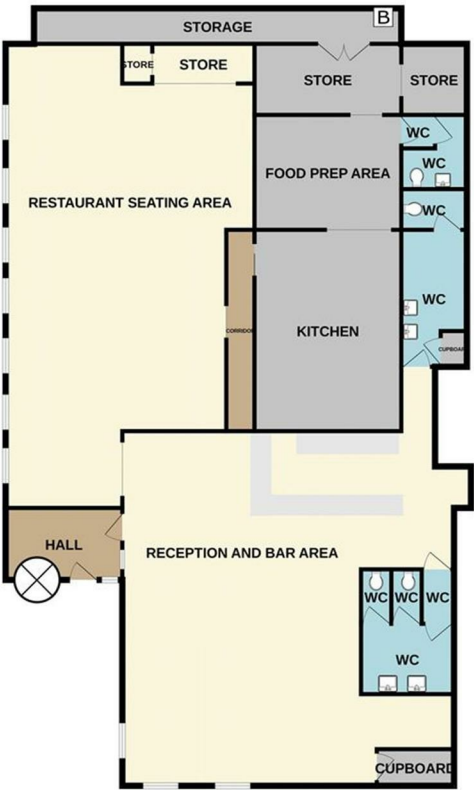
Gents WC

Kitchen storage

Staff WC

Central heating boiler

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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