



Former Atik Nightclub

Ref: 5652076

33 Brook Street, Wrexham, LL13 7LH

Virtual Freehold: £450,000

Prominently located former nightclub

Virtual freehold 999 years from October 2006

Some 1,700 sqm (18,000sqft) over 3 floors

3 dance floors over ground & first floor area

Licensed from 10:00 am - 04:00 am 7 days

Ideal alternate use venue (STPP). Energy Rating C



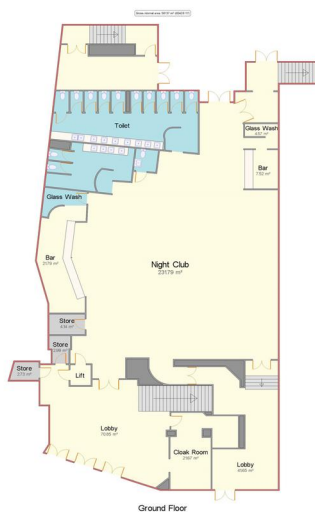
A double fronted 2/3 storey mid-terrace of brick construction with distinctive tiled panelling to the upper floors.

The gross internal area over 3 floors extends to in excess of 1,700sqm (18,000 sq ft) presenting a significant opportunity for alternate use, subject to planning.



Location

Occupying a prominent location upon Brook Street between the intersections of both Vicarage Hill and Town Hill adjacent to the main licensed and late night circuit.



The Opportunity

The property is offered with immediate vacant possession and is suitable for existing late night hospitality or alternate use, subject to planning.

Tenure

Long leasehold. 999 years from October 2006, subject to a peppercorn rent.

Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

Internal Details

Ground floor (560sqm / 6,000sqft):

Three glass double doors to entrance lobby with reception/cloakroom, open-floor trade area/dance floor with main bar to one wall, cocktail bar, ladies wc (10 cubicles), gents wc (2 cubicles), disabled wc, lift to all floors.

First floor (c. 1,008sqm / 10,850sqft):

Two separate customer trade areas -

Area 1 having a good sized bar servery to one wall, glass wash area behind, two sets of customer wc's, and disabled wc.

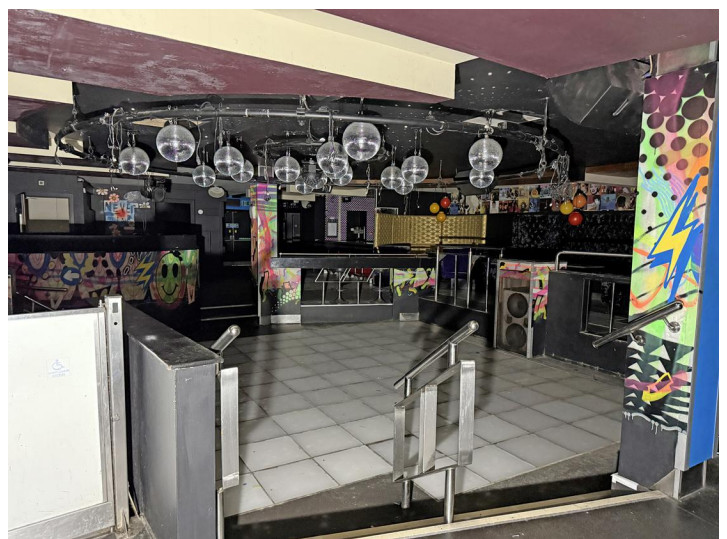
Area 2 being split level with a good sized bar servery to one wall, glass wash area, two sets of customer wc's

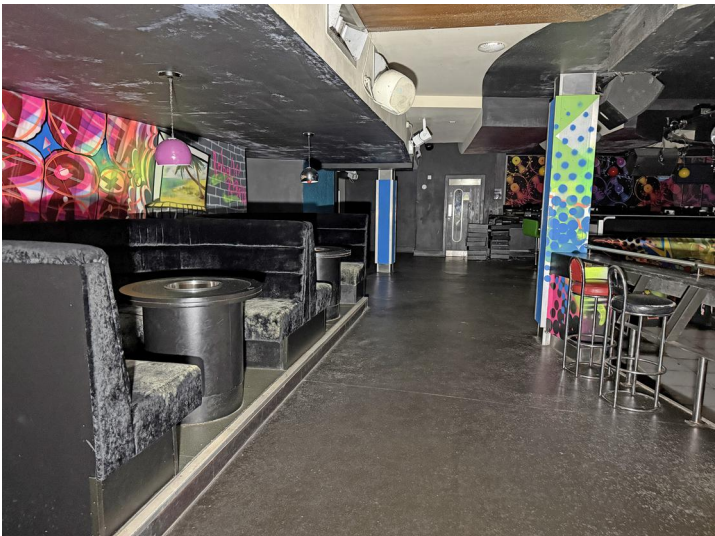
Ancillary areas:

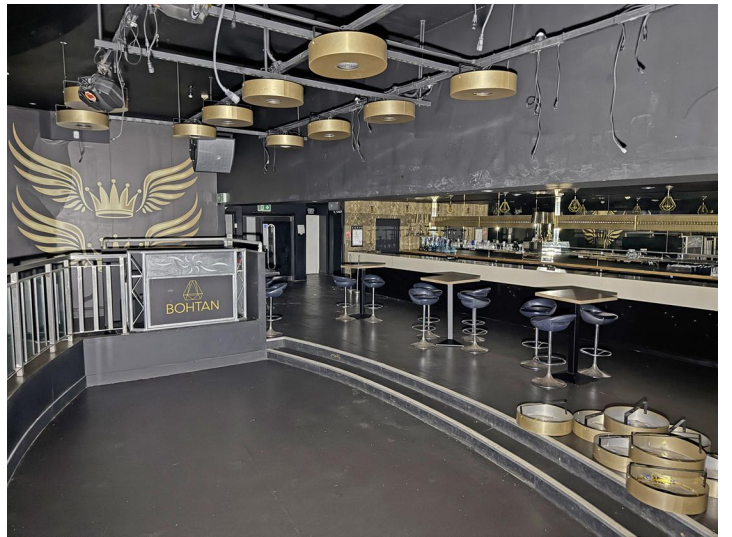
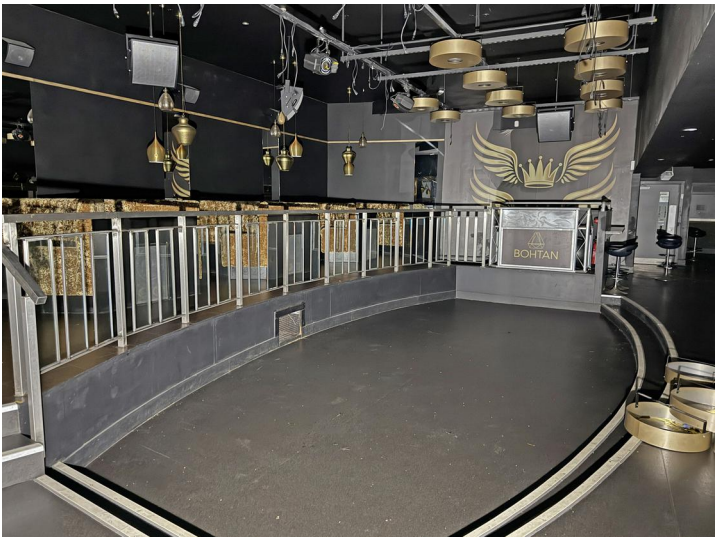
Staff room and staff wc., cellar, manager's office and store

Second floor (180sqm / 1485sqft):

Three office rooms, maintenance room, plant room, staff wc.









Business Rates

The Rateable Value is £86,500 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

Premises licence from 10am to 4am, 7 days a week.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Manchester



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