

LOT

88

90-90a Rice Lane, Liverpool L9 1DD

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

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- **Redevelopment opportunity.**

Description A two storey corner property with land which previously traded as a public house together with accommodation to the first floor. The property would be suitable for a number of uses to include conversion to provide several self-contained flats, or potentially a HMO Investment opportunity, subject to any necessary planning consents. Alternatively The public house is in good condition and ready for immediate occupation and the first floor accommodation could be rented out separately, subject to any necessary repair works. The property also benefits from Land to the side with potential for redevelopment subject to any necessary consents.

Situated Fronting Rice Lane in an established residential location within close proximity to Walton Vale amenities, Rice Lane train station, transport links and approximately 3.5 miles from Liverpool city centre.

Ground Floor Public House, Ladies/Gents WCs, two Rear Rooms.

First Floor Various Rooms, two en-suite Shower rooms/WC, Kitchen (no fittings), Bathroom/ WC

Outside Land/Car Park to the Rear.