

LOT  
**27**

# Former Westminster Public House, 2 Barlow Lane, Liverpool L4 3QR

\*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **A former public house suitable for conversion subject to necessary consents.**

**Description** A freehold detached three storey corner property which formerly traded as a public house with accommodation to the first and second floors. The property is in need of a full upgrade and refurbishment scheme following which it would be suitable for a number of uses to include an HMO Investment opportunity or self contained flats, subject to any necessary planning consents. We are advised by the vendor she has architect drawings for a 21 bed B&B available for inspection, however potential purchasers should make their own enquiries.

**Situated** In a very prominent position on the corner of Barlow Lane and Westminister Road within walking distance to both Liverpool Football Club and Everton Football Club and approximately 2 miles north to Liverpool city centre.

**Basement** Cellar Not Inspected (920sq ft)

**Ground Floor** Main Bar

Area, Ladies and Gents WCs. (1310sq ft)

**First Floor** (former function room) Two Rooms, WCs. (1370sq ft)

**Second Floor** (former langham's flat) Five Rooms.

**Outside** Small Yard.

**Note** VAT is applicable to this lot.