



- A freehold tudor style grade ii listed detached character property. Central heating. Off road parking.

**Description** A rare opportunity to acquire a Freehold Tudor Style 19th Century Grade II listed detached Character property steeped in centuries of history. The property was constructed in 1903 and was originally commissioned by Lord Leverhume as the rural Town Hall. The property was used in the past for over 20 years as a Restaurant/Tea Room with function rooms above and is now vacant and would be suitable for a number of uses, to include residential accommodation, offices, or conversion back to a Cafe, subject to any necessary repair and modernisation works and consents. It was previously granted permission for a dine in and take out food café. The property benefits from the original old beams, central heating, off road parking to the side for 10/12 cars and gardens.

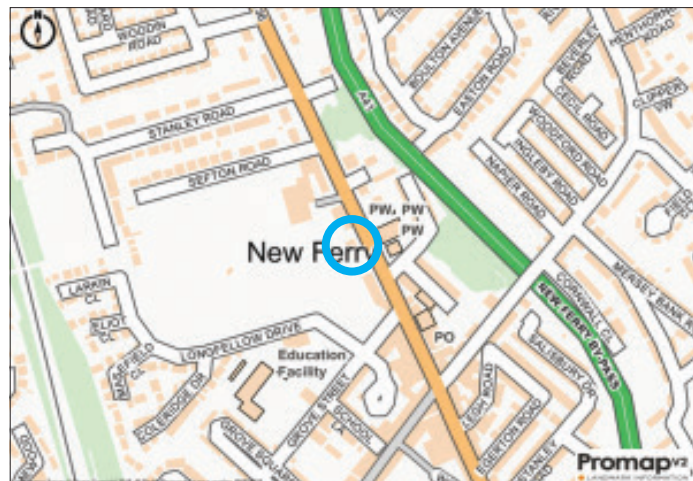
**Situated** Fronting New Chester Road (B5136) in a well established location within easy reach of local amenities and approximately 3 miles from Birkenhead Town Centre.

**Ground Floor** Kitchen, Reception Room, Store Room, WC.

**First Floor** 2 Rooms (One with Balcony), Shower Room/WC, Office.

**Outside** Gardens, Parking for upto 12 Vehicles.

**Joint Agent**  
Clive Watkin  
**Clive Watkin**  
Part of the Clive Watkin Group



Not to scale. For identification purposes only

