



- A part let investment opportunity producing £15,600 per annum
- Central heating
- Potential rental income £28,000 per annum

A part let investment opportunity producing £15,600 per annum. A substantial three storey plus cellar detached property currently operating as a Public House to the ground floor and let by way of a 3 year producing £15,600 per annum. The tenants have been in situ for 3 Years. To the first and second floors accessed via a separate side entrance there is a three bedroomed self-contained flat which is currently vacant. The property benefits from central heating and following conversion of the upper floors could be used as a HMO or Bed and Breakfast investment opportunity subject to obtaining the necessary planning consents.

Situated Fronting Walton Lane on the corner of Tetlow Street in a popular and well established location within walking distance to Stanley Park, both Liverpool and Everton Football Club and approximately 3 miles from Liverpool city centre.

First Floor Lounge, bedroom, Kitchen/Utility room.

Second Floor Two bedrooms, Bathroom/WC.

Outside Small Yard.

Basement Cellar Not Inspected.

Ground Floor Public House
Two Entrances, Bar/Lounge area, Ladies & Gents WCs.

