

LOT
79

125 Robins Lane, St. Helens, Merseyside WA9 3NQ

GUIDE PRICE **£125,000+***

DEVELOPMENT OPPORTUNITIES

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

A Freehold two storey plus basement detached property which formerly traded as a public house with accommodation to the first floor. The property 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 the vendor did apply for planning permission to convert to provide a 17 bed HMO each with an ensuite and this was declined due to parking. Vendor confirms a parking report has now been undertaken and a new application can be re-issued, however potential purchasers should make their own enquiries.

Situated Fronting Robins Lane close to the junction of Baxters Lane in a popular and well established residential location approximately 3 miles from St Helens town centre.

