



- A three storey terrace property providing 17 hotel rooms
- Freehold
- Includes fixtures and fittings

A fantastic opportunity to acquire the ‘The Penny Lane Hotel’. The property comprises a three storey terrace property providing 17 hotel rooms complete with en-suites, a breakfast area and reception to the ground floor and a disabled lift to the first floor. The property is Freehold and will be offered fully furnished to include all fixtures and fittings. There is potential for change of use to provide an HMO Investment opportunity or student accommodation, subject to any planning consents. If consent is given and the property was fully let the potential rental income is approximately £110,000 per annum. The property was converted 8 years ago and is fitted out to a very good standard. Planning Ref No: 12F/2438

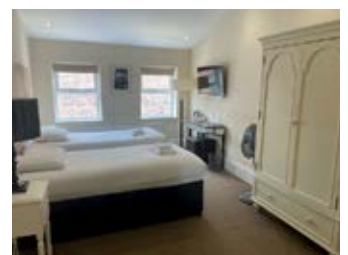
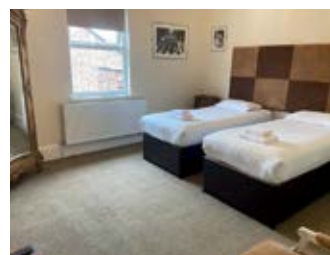
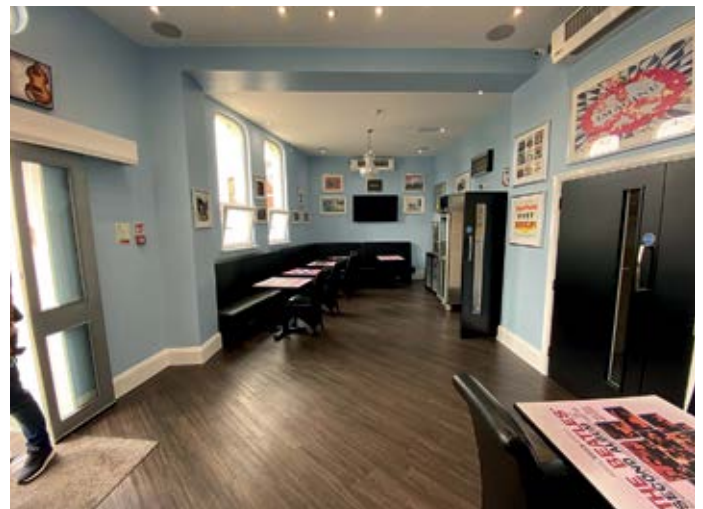
**Situated** On the corner of Smithdown Road and Church Road in a very popular location in South Liverpool with easy access to local amenities and Allerton Road bars and restaurants, approximately 4 miles from Liverpool city centre.

**Basement** Kitchen, two Store Rooms.

**Ground Floor** Entrance into Breakfast Area and Reception (34 covers) and disabled list to ground floor only. Disabled WCs, Communal WCs, Store and Boiler Room.

**Ground Floor** Three Rooms with En-Suites.

**First Floor** Eight Rooms with En-Suites.



**Second Floor** Six Rooms with En-Suites.

**Outside** Yard to the rear.



