



- Substantial three storey plus cellar detached property comprising a ground floor restaurant/ bar • Good order • Double glazing • Central heating • Electric roller shutters • Secure intercom system • CCTV • Double garage

A substantial three storey plus cellar detached property comprising a ground floor restaurant/bar which has until recently traded as the well-known “One Melling Road”. To the first and second floors, accessed via a separate side entrance, there are five rooms which we have been advised were previously used for Beauty Therapy with a communal lounge and kitchen. There is also a garage to the side which has the capacity for two cars and also benefits from planning permission for a Cafeteria. The ground floor would be suitable for a number of uses to include continued use as a Restaurant being fully fitted out to include all fixtures and fittings and a polished Rosewood wooden floor, or alternatively conversion to provide self-contained flats, subject to obtaining the necessary consents. The property is in good order throughout and benefits from double glazing, central heating, electric roller shutters, secure intercom system, CCTV and a double garage. The rooms are all fully furnished and ready for immediate let. The potential income when fully let is approximately £40,000 per annum.



Situated On the Corner of Melling Road and Warbreck Moor within walking distance to Aintree Racecourse, local transport links and amenities. Approximately 6 miles from Liverpool city centre.

Basement Chilled Cellar (not inspected)

Ground Floor Restaurant/ Bar (60 Covers), Kitchen, Prep room, Walk-in Fridge, Ladies and Gents WC's, Disabled WC's.

Side Entrance: Main Entrance Hallway with secure intercom system.

First Floor Communal Lounge and Kitchen, two × WC's, one Bedroom, Office/Bedroom

Second Floor Three Bedrooms, Shower room/WC

Outside Storeroom, Staff Room, Rear Yard accessed via Warbreck Moor for deliveries, Double Garage.