



### Description

A substantial freehold three storey plus basement corner property comprising a public house together with two upper floors of accommodation. The property is currently vacant however benefits from an existing licence and would be suitable for a number of purposes to include continued use as a public house or potential conversion into flats or mixed use, subject to gaining the necessary consents

### Situated

Fronting Rice Lane (the A59) at its junction with York Street close to local amenities and transport links and approximately 5 miles from Liverpool city centre.

### Basement

Secure Pump Room, Storage  
Accommodation 834sq ft  
(77.48sq m)

### Ground Floor

Bar/Pool Room 1126sq ft  
(104.6sq m)

### First Floor

Three Bedrooms, Lounge,  
Kitchen, Bathroom/WC 1084sq ft  
(100.7sq m)

### Second Floor

(Attic space) Four Further Rooms  
1274sq ft (118.4sq m)

### Outside

Rear Beer Garden (access from  
York Street)

### EPC Rating

C

### Rateable Value

£7,800 Upper floors assessed as  
Council Tax Band A.

### Note

We have measured the property on a net internal floor area basis and calculate the areas to be as follows: – Basement: 834sq ft (77.48sq m) Ground Floor: 1126sq ft (104.6sq m) First Floor: 1084sq ft (100.7sq m) Second Floor (attic space): 1274sq ft (118.4sq m) Total: 4318sq ft (401.18sq m)

### Joint Agent

SK Real Estate

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PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS

