

LOT
49

The Old Barn Public House, 36-38 Old Barn Road, Liverpool L4 2QP

VACANT COMMERCIAL

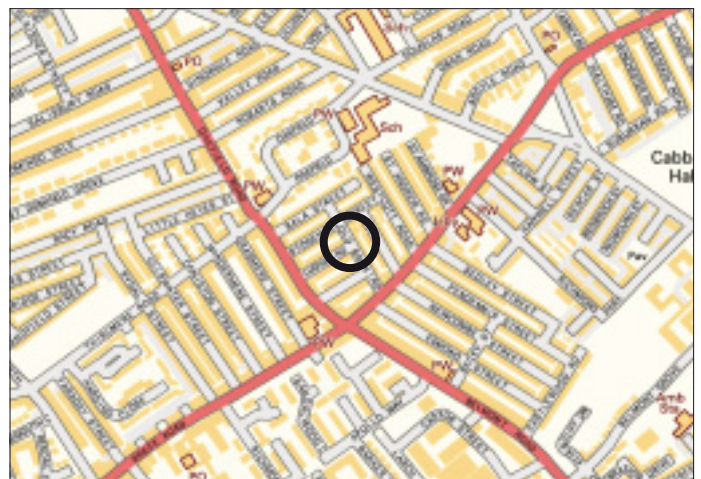
Guide Price **£50,000 +**

An end terrace part three storey public house with cellars being sold with vacant possession. On the first floor there is a function room with fitted bar occupying the front part of the building. The first floor doorway leads to self contained residential living accommodation to the first and second floor. No.36 Old Barn Road comprises of a single storey garage/ workshop with roller shutter vehicle access door with an internal door connecting to the public house. The property would be suitable for use as existing or conversion into a residential dwelling or flats, subject to the relevant consents. Situated

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	SIZE
No.36 (Garage/Workshop)	Gross Internal Area 46.5m ² (500 sq.ft)
No.38 (Public House)	
Ground Floor	
Public Bar	41.6m ² (448 sq.ft)
Rear Lounge	17.4m ² (188 sq.ft)
	12.6m ² (135 sq.ft)
First Floor	
Function Room/ Fitted Bar	42.2m ² (454 sq.ft)
Residential Accommodation	
First Floor – Bedroom, Lounge, Bathroom/W.C	



Not to scale. For identification purposes only

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