

LOT  
**91**

# 12 Smithdown Place, Liverpool L15 9EH

VACANT COMMERCIAL

Guide price **£250,000+**



**A vacant three storey former restaurant premises suitable for a variety of uses subject to the necessary planning consents. The premises is fitted out for restaurant use over ground and first floors with storage on the third floor, with a potential of 60 covers. It benefits from central heating, kitchen extraction system and dumbwaiter.**

### Situated

The property occupies a prominent location fronting Smithdown Place close to its junction with Allerton Road, Smithdown Road and the famous 'Penny Lane', approximately 4 miles South of Liverpool city centre. Nearby retailers include Boots, WH Smith, Specsavers, Greggs, Tesco Express to name but a few.

### Ground Floor

Restaurant/Bar area            47m<sup>2</sup> (506sq ft)  
Kitchen                            19m<sup>2</sup> (205sq ft)

### First Floor

Dining area                      14m<sup>2</sup> (150sq ft)  
Male and Female WCs, fire escape to rear yard, service area with dumbwaiter.

### Second Floor

Storage Room 1                 12m<sup>2</sup> (130sq ft)  
Room 2                            34m<sup>2</sup> (366sq ft)

### Outside

Rear Yard.



Not to scale. For identification purposes only