



A substantial two storey detached property consisting of a ground floor public house together with a 5 bedroomed flat above via a separate entrance with potential to provide further accommodation on the second floor. The property is in good order and would be suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters, central heating, smoking shelter to rear and land to the side which would accommodate several cars. If the accommodation was fully developed the potential annual rental income when fully let could be in excess of £25,000.

Situated

Fronting Rumney Road in a densely populated residential area approximately 2 miles north each of the City Centre and within easy reach of Everton Football Club.

Cellar with modern cooling system.

Ground Floor: Bar Area/Lounge with ladies and Gents WC's

First Floor Accommodation

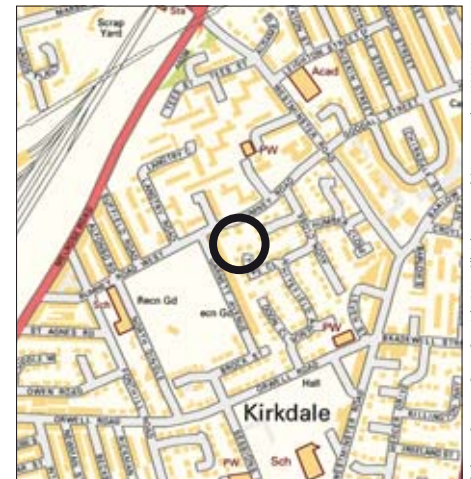
Via a separate entrance – Hall, Living Room, Kitchen, 5 Bedsits, Bathroom/WC, Separate WC.

Second Floor

Potential to provide a further 5 Rooms.

Outside

Beer Garden/Land to the side. Rear Covered Smoking Shelter.



Not to scale. For identification purposes only