

LOT  
**41**

## Carisbrooke Public House, 38 Carisbrooke Road, Liverpool L4 3QU

COMMERCIAL INVESTMENT

Guide price **£50,000–£60,000**



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

**A substantial three storey public house with a single storey extension to the side. The property includes private living accommodation to the upper floors benefitting from a premises licence and is currently let by way of a 12 month lease at a rental of £300 per week and £400 per week during football season between August – May. The property could also be suitable for redevelopment to provides flats, subject to any necessary planning consents. VAT is payable in addition to the purchase price at the prevailing rate.**

### **Situated**

The property is situated at the junction of Carisbrooke Road

and Harlech Street within close proximity to County Road (A59) in the Walton district of Liverpool.

Approximately 2 miles from Liverpool City Centre.

### **Ground Floor**

Two trading rooms with Servery, public bar, function room, catering kitchen, WC's

### **First Floor**

Private living accommodation, lounge, kitchen, bedroom, bathroom

### **Second Floor**

Lounge, kitchen, three bedrooms and bathroom

### **Outside**

Enclosed yard/beer garden to the rear and enclosed car parking to the side.