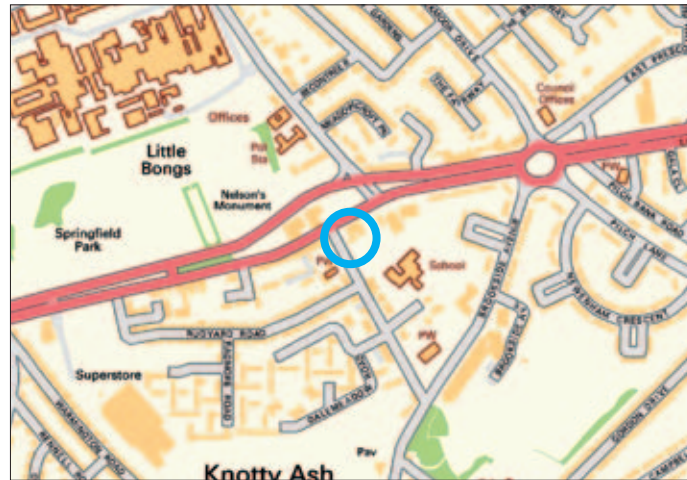


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# Former Knotty Ash Public House, 266 East Prescot Road, Liverpool L14 7NH

VACANT COMMERCIAL

GUIDE PRICE £275,000+



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Not to scale. For identification purposes only

A vacant former public house with a large open plan ground floor split into two self contained commercial units with further basement sales/storage accommodation. The first floor comprises one one-bedroom and three two-bedroom self contained flats which have recently been under refurbishment with some works required prior to occupation. Part of the car park is currently let to Laing O'Rourke at a rental income of £10,000pa until April 2015 with option to extend until October 2015. When fully let the potential rental income could be circa £50,000pa.

**Situated** The site is located on East Prescot Road (A57) a main arterial route leading to Liverpool city centre and the M57 and M62 motorway network. The Land is close to Old Swan and a short distance from the new Alder Hey hospital within a densely populated residential area. There are various road side occupiers close by including Kwik Fit, Europcar and William Hill which adjoins the site.

**Basement** Storage/Sales – 139m<sup>2</sup> (1,496sq ft)

**Ground Floor** Show Room split into 2 self contained commercial units  
Total area – 344.9m<sup>2</sup> (3712sq ft)

**First Floor** 1 × 1 bedroom and 3 × 2 bedroom flats.

**Outside** Car parking to front and side.