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# The Melrose Abbey Public House, 331 Westminster Road, Liverpool L4 3TE

**VACANT COMMERCIAL**

**GUIDE PRICE £55,000 +**



A substantial three storey dormer style detached property which has until recently traded as a Public House for many years. To the first and second floors there is a 5 bedroomed living accommodation. The property would be suitable for a number of uses, subject to any necessary planning consents.

**Situated** Fronting Westminster Road on the Corner of Melrose Road in a prominent position approximately 2 miles from Liverpool City Centre.

**Cellar** Extends to the whole footprint of the property.

**Ground Floor** Main Bar, Lounge, Ladies & Gents WC, Parlour Room.



Not to scale. For identification purposes only

**First Floor** Hall, Kitchen, Living Room, Bathroom/WC, 4 Bedrooms.

**Second Floor** 2 Further Rooms.

**Outside** Rear Yard.

