

LOT
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The Clifton Arms Public House, Clifton Road East, Liverpool L6 4EE

COMMERCIAL INVESTMENT

GUIDE PRICE £150,000+



A two storey detached property comprising of a ground floor public house trading as The Clifton Arms, together with four letting rooms above. The property is in good order throughout and benefits from double glazing and central heating. The ground floor is let by way of a 10 year Lease from 2010 at a rental of £14,300 and the four letting rooms at let by way of Assured Shorthold Tenancies producing £10,920. We are advised by the vendor that they will guarantee and collect the rent for the first six months and will continue to manage the property thereafter if required.



Not to scale. For identification purposes only

Situated On the corner of Clifton Road East just off West Derby Road within walking distance to Tuebrook Amenities and approximately 3 miles from Liverpool city centre.

Cellar
Not Inspected.

Ground Floor

Public house Lounge/Bar, Ladies & Gentlemen's WCs.

First Floor

Communal Kitchen/Diner, four Letting Rooms, Shower/WC. Sun Terrace.

Outside

Yard/Smoking Area.