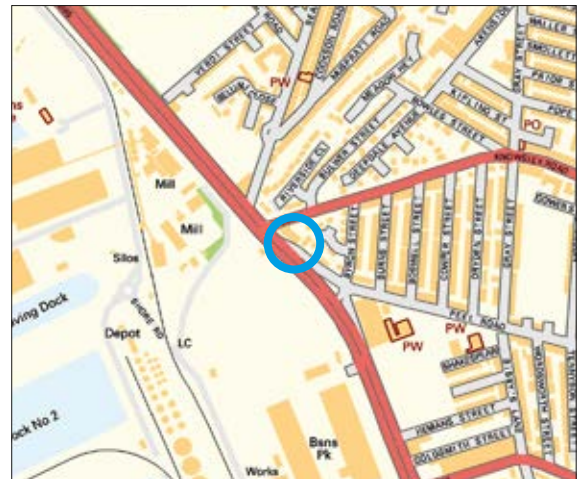




A Freehold mixed use commercial/residential detached property currently fully let producing a gross income of in excess of £100,000 per annum. To the ground floor there is a public house trading as “The Gateway Hotel” which has the benefit of a 20 year lease from the 19th August 2005 at a current rental of £12,440 per annum. To the upper floors there are 19 bedrooms which are fully HMO compliant (14 ensuite of which seven are registered as self contained). The property has a HMO Licence which has consent for 27 people. All the rooms are fully furnished to a good standard and have fridge/freezer, microwaves and flat screen TVs. The property benefits from double glazing, central heating throughout (with three boilers), laundry room, communal residents lounge, two kitchens and outside veranda. All certificates of compliance are in place and the premises hold a 5 star council rating.

Situated Fronting Rimrose Road on the corner of Knowsley Road on a busy and prominent position opposite The Gladstone and Royal Seaforth Docks approximately 3 miles from Liverpool City Centre.

Note Drawings are available for inspection at the auctioneers office and all other relevant documentation, Certificate of compliances, Licences and Planning (including building regulations approval) will be shown at the time of viewings



Not to scale. For identification purposes only

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| ACCOMMODATION | OCCUPANCY |
|---------------|--|
| Unit 1 | Maximum 1 occupant en-suite |
| Unit 2 | Maximum 2 occupants en-suite |
| Unit 3 | Maximum 2 occupants self contained bedsit en-suite |
| Unit 4 | Maximum 2 occupants self contained bedsit en-suite |
| Unit 5 | Maximum 2 occupants self contained bedsit en-suite |
| Unit 6 | Maximum 2 occupants self contained bedsit en-suite |
| Unit 7 | Maximum 2 occupants en-suite |
| Unit 8 | Maximum 2 occupants en-suite |
| Unit 9 | Maximum 2 occupants en-suite |
| Unit 10 | Maximum 1 occupant en-suite |

| ACCOMMODATION | OCCUPANCY |
|---------------|-----------------------------|
| Unit 12 | Maximum 1 occupant |
| Unit 13 | Maximum 1 occupant |
| Unit 14 | Maximum 2 occupants |
| Unit 18 | Maximum 1 occupant |
| Unit 20 | Maximum 1 occupant |
| Unit 21 | Maximum 1 occupant |
| Unit 22 | Maximum 1 occupant en-suite |
| Unit 24 | Self contained bedsit |
| Unit 25 | Self contained bedsit |
| Unit 26 | Bedsit |