

LOT
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The Ramford Public House, Ramford Street, St. Helens, Merseyside WA9 1QE

***GUIDE PRICE £80,000+**



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Not to scale. For identification purposes only

A freehold two storey public house together with a good sized three bedroomed flat above benefitting from central heating and part double glazing. The property is currently let and produces in excess of £10,000 per annum however alternatively it can be purchased with vacant possession. The property would be suitable for a number of uses, to include the possible conversion to provide six/seven one-bedroomed apartments subject to any necessary planning consents.

Situated Fronting Ramford Street on the corner of Hammond Street approximately 1 mile away from St Helens town centre.

Basement
Cellar (Two Rooms)

Ground Floor
Main Bar Area, Gents and Ladies WCs, Kitchen, Rear Bar/Snooker Room, Store Room

First Floor
Bathroom/WC, Kitchen, Living Room/Diner, three Bedrooms

Outside
Rear Yard with double gates, smoking area