

LOT
118

The Garrick Snug, St. John Street, Birkenhead, Merseyside CH41 6HY

VACANT COMMERCIAL

***GUIDE PRICE £70,000+**



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Not to scale. For identification purposes only

A three storey middle terraced property currently trading as The Garrick Snug Public House and is fully functional on a daily basis. The property comprises a ground floor bar area with cellar. To the upper floors there is three bedroom accommodation which is in need of refurbishment. Glass washers, TVs and ice machines will not be included in the sale.

Situated Fronting St. John Street in a predominantly retail area close to Bower Road (A552) in the centre of Birkenhead.

Basement
Beer cellar

Ground Floor
Bar Area, WCs.

First Floor
Lounge, Office, Bedroom, Kitchen, Bathroom/WC.

Second Floor
Three Bedrooms.

VAT
VAT is applicable at the prevailing rate.