



A freehold substantial three storey plus cellar detached property suitable for residential redevelopment, subject to any necessary planning consents. The property has been trading as a Social Club for over 20 years together with a one bedroomed self contained flat on the top floor. The property benefits from central heating. The property is sat on a good sized corner plot with a total area of approximately 2058 sq yards (1,720m<sup>2</sup>).

**Situated** Fronting Prescott Road on the corner of Elm Vale in a popular and well established residential location within easy close proximity to local amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

**Cellar**

Four rooms, Store Cupboard, which can provide access to the rear.

**Ground Floor**

Snooker Room, Main bar area with stage and dancefloor, Gents WC Half Landing – Ladies WC

**First Floor**

Ladies and Gents WCs, Lounge with Bar Area.

**Second Floor**

**Flat** Lounge, Kitchen, Bathroom/WC, Bedroom.

**Outside**

Large front and side carpark.



Not to scale. For identification purposes only