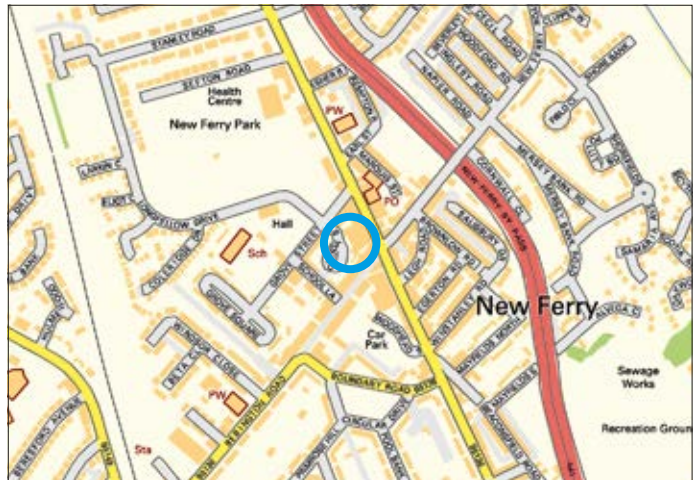




- A public house with four one-bed flats above. Producing £14,560.00 per annum.

Description A three storey period property comprising a ground floor public house which is still trading together with four one-bedroomed self-contained flats to the first and second floors. Planning permission for the flats is in the process of being granted. The ground floor is currently let on an informal basis producing £10,400pa. One of the flats is also currently let by way of an AST producing £4,160pa. When fully let the potential annual income could be in excess of £32,000pa.



Not to scale. For identification purposes only

Situated Fronting New Chester Road close to its junction with New Ferry Road in a well-established location.

Basement Cellar 133m² (1,432sq ft)

Ground Floor Lounge/Bar, function room, office provision, kitchenette and WC facilities 339m² (3,647sq ft)

First Floor Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 2** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor Flat 3 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 4** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside Large Rear Yard