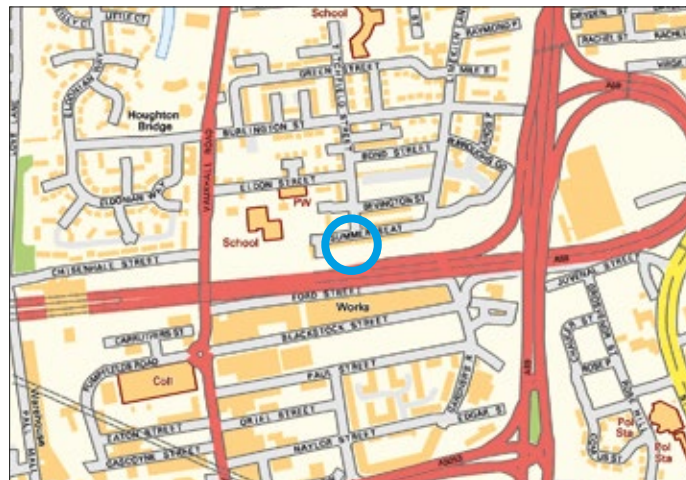


LOT

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Non Pareil Pub, 58 Arley Street/Marshall Place, Liverpool L3 6HB

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Former pub with land to rear. Development opportunity.**

Description A former public house together with land to the rear suitable for residential re-development, subject to any necessary planning consents. The vendors have had drawings prepared to erect a retail unit to the ground floor together with three self-contained flats above and a pair of semi-detached houses. Alternatively the land would be suitable to erect an 18 bed student accommodation, however potential purchasers should make their own enquiries. We believe all main services are available. Foot access is via Vauxhall Road. The vendor has also had drawings prepared to erect an 18 bed student pod and they are available for inspection at the auctioneer's offices.

Situated Fronting Arley Street on the corner of Marshall Place within walking distance to Vauxhall Road amenities (which is currently undergoing some major developments/redevelopments), schooling and approximately 0.5 miles from Liverpool city centre.

Joint Agents C&D Properties

