



- **Two storey detached former pub. B&B above. Freehold. Double glazing. Central heating. Includes fixtures and fittings.**

Description A freehold two storey detached character former public house together with a Bed & Breakfast accommodation above. The property is in very good order throughout and benefits from double glazing and central heating and will be sold with all fixtures and fittings. The ground floor could continue to be used as a public house or alternatively would be suitable for residential conversion, beauty rooms or other commercial use subject to any necessary planning consents. The accommodation is fully furnished and is currently used as a Bed & Breakfast on a daily room basis and will be sold with vacant possession. The potential rental income when fully let as an HMO is in excess of £30,000 per annum.

Situated Off Stanley Road and Kings Road in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Basement Cellar Various Rooms

Ground Floor Main Bar Area and Ladies & Gents WC's.

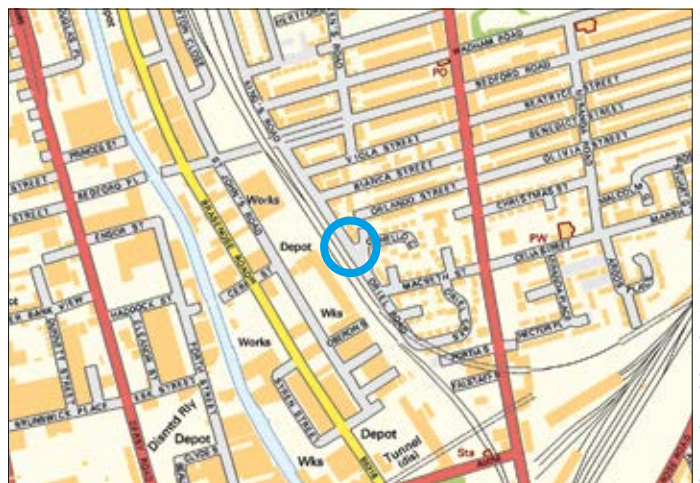
First Floor Communal Kitchen, six Letting Rooms, Shower/WC.

Second Floor Two Letting Rooms, Bathroom/WC.

Outside Yard to the rear.

EPC Rating C

Joint Agents
C&D Properties



Not to scale. For identification purposes only