

LOT
110

The Strand Tavern, 245 Strand Road, Bootle L20 3HJ

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

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- **A re-development opportunity offered with the benefit of full planning permission.**

Description A re-development opportunity comprising a three storey detached former public house offered with the benefit of full planning permission to convert the property into three self contained flats. Planning Ref: DC/2016/00091. Further planning permission has also been granted for HMO use involving an extension and layout of a roof terrace/garden area to the second floor and alterations to the elevations. Planning Ref: DC/2016/00092

Situated Fronting Strand Road which in turn is off Litherland Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Basement Cellar. Not Inspected

Ground Floor Main Bar Area, WCs (no fittings)

First Floor Function Room, Kitchen (no fittings), Gents WCs (no fittings)

Second Floor Not inspected

Outside Rear yard.