



- **Three storey public house with accomodation above with fixtures and fittings benefiting from central heating and a roof terrace.**

Description A Freehold three storey corner property consisting of a ground floor public house together with a three bedroomed living accommodation over two floors which can be accessed also via a separate rear entrance. The Public House has been trading for over 25 years and is a Freehouse and would be suitable for continued use or possible redevelopment to provide a retail unit and flats, subject to any necessary planning consents. The property will be sold with the benefit of fixtures and fittings to include four TVs and 100" projector, Garde 3 Alarm and there is electric roller shutters, central heating and a roof terrace to the rear. The vendor has drawings prepared to convert the upstairs to provide a six bed B&B, however potential purchasers should make their own planning enquiries.

Situated Fronting Walton Road on a busy and prominent position within walking distance to Liverpool Football Club and Everton Football Club and approximately 3 miles to Liverpool city centre.

Ground Floor Public House Bar Area, Ladies/Gents WCs, Cellar.

First Floor Hall, Lounge, Dining Room, Kitchen.

Second Floor Three Bedrooms, Bathroom, Separate WC.

Outside Yard, Garage, Roof Terrace.

EPC Rating D



Not to scale. For identification purposes only

