



- **Mixed use investment property producing £14,400 per annum.**

**Description** A mixed use Investment Property currently producing a rental income of £14,400 per annum. A detached double fronted part two/part single storey property comprising a ground floor Restaurant holding 75 covers, together with a one bedroomed flat above accessed via a separate side entrance. The property benefits from original windows, gas central heating and a beer garden. The Restaurant is trading as “The Old Bank Bistro” and currently let by way of a 5 year Lease producing an income of £14,400 per annum. The flat is currently let by way of a rolling 6 month Assured Shorthold Tenancy.

**Situated** Fronting Upton Road at its junction with Hoylake Road in an established location and retail parade amongst local and multiple traders and within easy reach of Moreton Train Station.

**EPC Rating G**

**Basement** Cellar Boiler Room

**Ground Floor** Main Restaurant with 75 covers and Bar Area, Kitchen/Prep Room, Office, Storeroom, Ladies & Gents WCs

**Flat**  
Hall, Kitchen, Bathroom/WC, Bedroom, Lounge

**Outside** Beer garden. Open car park to rear.



Not to scale. For identification purposes only

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