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The Lion Public House, 68 Market Street, Birkenhead CH41 5BT

*GUIDE PRICE £95,000+



Not to scale. For identification purposes only

- **A commercial investment property currently producing £14,790 per annum. Recently refurbished. Central heating.**

Description A three storey middle terraced property currently trading as a public house by way of a 3 year FRI Lease from March 2017 producing £14,790 per annum for the whole property. The property benefits from gas central heating and was recently refurbished to a high standard throughout. The building has been a public house for over 100 years and was originally known as the Caledonia.

Situated Off Argyle Street within Birkenhead town centre close to all local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Lounge/Bar Ladies and Gents Toilets.

First Floor Toilet Shower room ,Kitchen and Large Lounge/ function room.

Second Floor Three Further rooms.

Outside Roof garden accessed via first floor.

EPC Rating D