

LOT

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The Weighing Machine, 7/9 Wavertree Road, Liverpool L7 1PE

\*GUIDE PRICE £195,000+



- **A former public house suitable for conversion to provide a HMO opportunity subject to consents.**

**Description** A three storey corner property previously trading as a public house with accommodation to the first and second floors. The property would be suitable for a number of uses to include a 7 bed HMO Investment opportunity to the first & second floors, subject to any necessary planning consents. The public house is in good condition and ready for immediate occupation. If let to 7 tenants at £95pppw the potential rental income is approximately £34,500 per annum.



Not to scale. For identification purposes only

**Situated** In a Conservation area on the corner of Wavertree Road and Marmaduke Street in a popular location within walking distance to Liverpool City Centre and Liverpool's Universities.

**Ground Floor** Public House - Main Bar Area, Ladies and Gents WC's.

**First Floor** Hall, Kitchen, Bathroom/WC, Lounge, 2 Bedrooms.

**Second Floor** 4 Bedrooms.

**Outside** Yard to the rear.