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19 St. Oswalds Street, Old Swan, Liverpool L13 5SA

GUIDE PRICE **£135,000+\***

VACANT COMMERCIAL

- Former licensed restaurant together with three bed maisonette above
- Double glazing
- Central heating

An opportunity to acquire the former and well known “Lady Jade” Restaurant together with a three bedroomed maisonette to the first and second floors, accessed via a separate front entrance. The restaurant has been trading for over 14 years and is suitable for immediate continued use benefitting from A4 Use and is fully Licensed. Alternatively the property would be suitable for a number of uses, subject to any relevant consents. The potential rental income is approximately £12,000 per annum. To the first and second floors there is a three bedroomed maisonette which would be suitable for occupation or investment purposes. The potential rental income is approximately £7,200 per annum. The property benefits from double glazing, central heating and electric roller shutters to the ground floor.

**Situated** Fronting St. Oswald’s Street at its junction with Prescot Road in a popular and well established residential location within walking distance to Edge Lane Retail Park, Old Swan amenities, schooling and approximately 3 miles to Liverpool city centre.

**Basement** Cellar Not inspected.

**Restaurant** Providing approx 34 covers, Bar Area, Ladies and Gents disabled WC’s, Prep Room, Kitchen, Walk-in Fridge.

**First Floor** Flat 19a Hallway,



Lounge, Dining Room, Kitchen, Bathroom/WC

**Second Floor** Three Bedrooms.

