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1 Melling Road, Liverpool L9 0LE

GUIDE PRICE **£500,000+**\*

VACANT COMMERCIAL



### Description

A mixed use block investment opportunity with a potential rental income of approximately £70,000 per annum. The property comprises a substantial bar and restaurant with 48 covers, fully equipped kitchen with walk in fridge and cellar room, a Chinese takeaway together with five letting rooms with shared kitchen and bathrooms accessed via a separate side entrance on Melling Road. The property has recently been fully let and is now vacant ready for investment purposes. The property benefits from double glazing, central heating.

### Situated

On the corner of Melling Road and Warbreck Moor within walking distance to Aintree Racecourse, local transport links and amenities. Approximately 6 miles from Liverpool city centre.

### Cellar

Chilled Cellar (Not Inspected)

### Ground Floor

Restaurant/Bar (60 Covers), Kitchen, Prep room, Walk-in Fridge, Ladies and Gents WCs, Disabled WC's. Side Entrance – Main Entrance Hallway with secure intercom system.

### First Floor

Communal Lounge and Kitchen, two x WCs, one Bedroom, Office/Bedroom

### Second Floor

Three Bedrooms, Shower room/WC

### Outside

Store Room, Staff Room, Rear Yard accessed via Warbreck Moor for deliveries, Double Garage.

### EPC Rating

B

### Tenure

Freehold

