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# The Watchmaker Public House, Lyneham, Whiston, Prescot. L35 3TN

VACANT COMMERCIAL

Guide Price **£100,000 +**



**A Freehold former public house with 3 bedroom living accommodation on the upper floors, suitable for a variety of alternative uses subject to the necessary planning consents.**

### Situated

The premises are situated within a predominantly residential area of the corner of Lyneham and Driveway Whiston.

### Ground Floor

Main Bar – 58.52m<sup>2</sup> (630 sqft) Lounge Bar (Including kitchen) – 104m<sup>2</sup> (1119sqft) Beer Store – 24.65m<sup>2</sup> (2655sqft) Ancillary Store 1 – 28.09m<sup>2</sup> (302sqft) Ancillary Store 2 – 2.24m<sup>2</sup> (245sqft) Garage – 12.72m<sup>2</sup> (137sqft) Male and female W.C.'s & Staff W.C.

### First Floor (Living Accomodation)

3 Bedrooms, Lounge, Kitchen, Bathroom.

### Outside

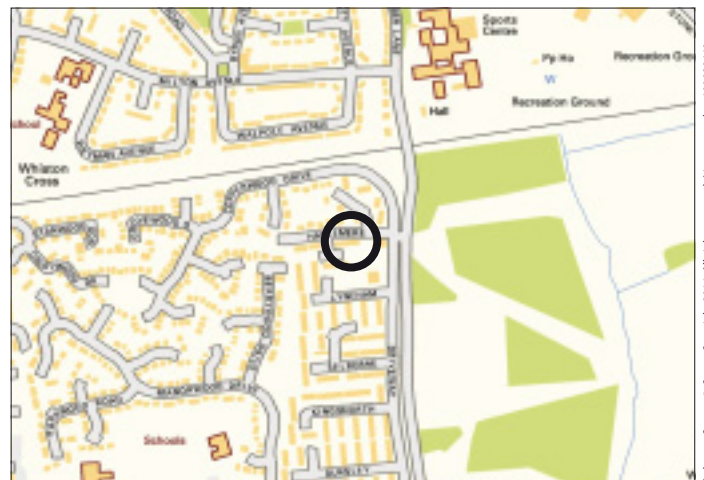
Car parking and amenity space.

### Fee's

The purchaser will be responsible for the council's surveyors and legal fees being 4% of the purchase price subject to a minimum of £600 + VAT.

### Contact

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Not to scale. For identification purposes only

