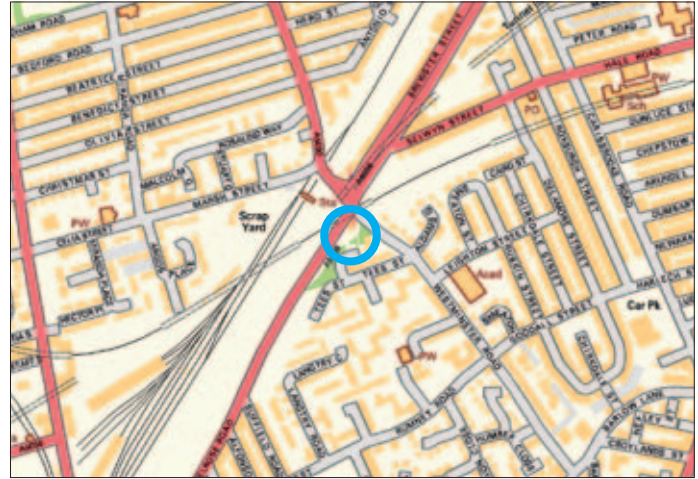


LOT
95

The Melrose Abbey Public House, 331 Westminster Road, Liverpool L4 3TE

VACANT COMMERCIAL

GUIDE PRICE £60,000+



Not to scale. For identification purposes only

A substantial three storey dormer style detached property which has until recently traded as a Public House for many years. To the first and second floors there is a 5 bedroomed living accommodation. The property would be suitable for a number of uses, subject to any necessary planning consents.

Situated Fronting Westminster Road on the Corner of Melrose Road in a prominent position approximately 2 miles from Liverpool city centre.

Cellar
Extends to the whole footprint of the property.

Ground Floor
Main Bar, Lounge, Ladies & Gents WC, Parlour Room.

Outside
Rear Yard.

First Floor
Hall, Kitchen, Living Room, Bathroom/WC, four Bedrooms.

Second Floor
Two further Rooms.