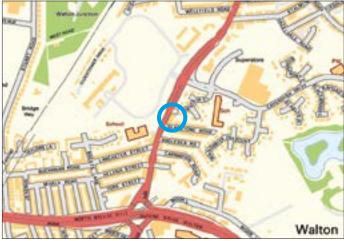


# **The Shamrock Bar, 90 Rice Lane, Liverpool L9 1DD** VACANT COMMERCIAL

# \*GUIDE PRICE £70,000+



A two storey end of terraced property which until recently traded as The Shamrock Bar. The property comprises a ground floor bar area with cellar. To the first floor there is accommodation which is in need of refurbishment to the first floor. There is a large private car park to the rear.



Not to scale. For identification purposes only

**Situated** Fronting Rice Lane close to its junction with Queens Drive and Breeze Hill in a popular and well established residential location.

### **Ground Floor**

Bar Area, WCs, Staff Room, Games Area.

### **First Floor**

Living Room, Kitchen, two Bedrooms with En-Suites, Dressing Room, Bathroom.

### Outside

Car Park, Garage, Store Room.

#### VAT

VAT is applicable at the prevailing rate.