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The Wirral Hotel, 13 Bebington Road, New Ferry, Wirral CH6 5BE

COMMERCIAL INVESTMENT

***GUIDE PRICE £260,000–£280,000**



Freehold Public House investment with manager's accommodation above. The property is currently let by way of a 10 year FR&I lease from November 2011 producing £39,000 per annum. We are advised that the tenants have been in occupation since 1994.



Not to scale. For identification purposes only

Situated Off New Chester Road, in a prominent town centre location within the main pedestrianised shopping area. Nearby occupiers include Co-Operative Store, Sayers, Rowlands Pharmacy, Lloyds Bank, Ladbrokes and a free car park. New Ferry is on the Wirral Peninsula approximately 3 miles south of Birkenhead and 15 miles north of Chester.

Ground Floor

Public Bar, Pool Room, WC's – approx 150m² (1,614sq ft).

First Floor

Manager's Accommodation accessed via separate side entrance (not inspected).

Note

VAT is not payable.