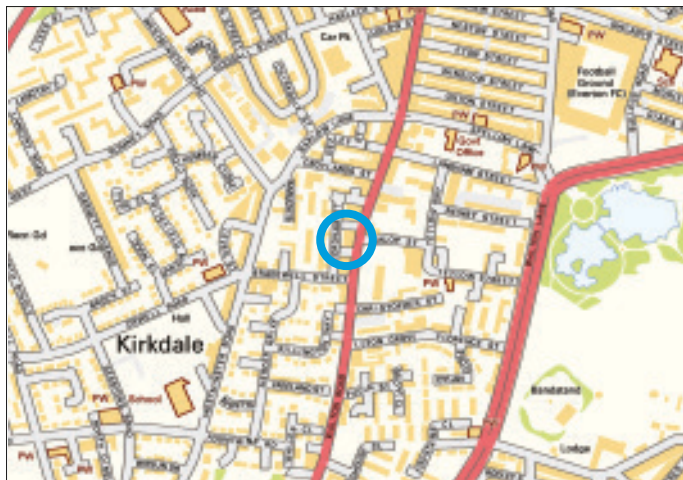


LOT

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The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ

*GUIDE PRICE £70,000 +



Not to scale. For identification purposes only

THREE STOREY PUBLIC HOUSE WITH ACCOMODATION ABOVE WITH FIXTURES AND FITTINGS BENEFITING FROM CENTRAL HEATING AND A ROOF TERRACE.

Description A Freehold three storey corner property consisting of a ground floor public house together with a 3 bedroomed living accommodation over two floors which can be accessed also via a separate rear entrance. The Public House has been trading for over 25 years and would be suitable for continued use or possible redevelopment to provide a retail unit and flats, subject to any necessary planning consents. The property will be sold with the benefit of fixtures and fittings and there is central heating and a roof terrace to the rear.

Situated Fronting Walton Road on a busy and prominent position within walking distance to Liverpool Football Club and Everton Football Club and approximately 3 miles from Liverpool City Centre.

Ground Floor
Public House - Bar Area, Ladies/Gents WC's, Cellar.

First Floor
Hall, Lounge, Dining Room, Kitchen.

Second Floor
3 Bedrooms, Bathroom, Separate WC.

Outside
Yard, Garage, Roof Terrace.