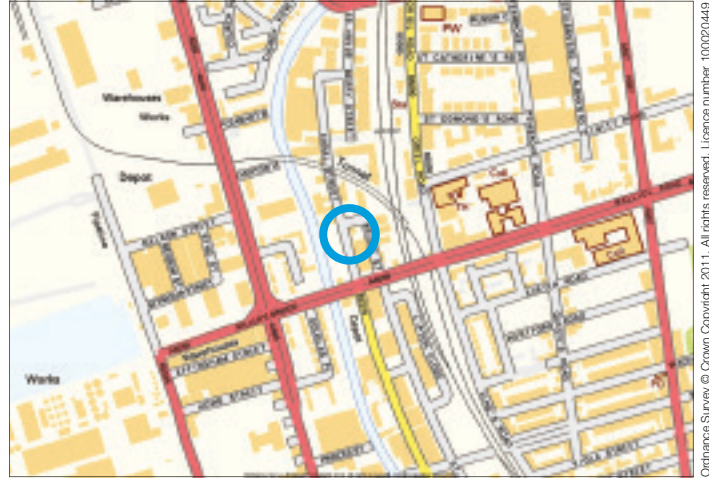


LOT

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## 28 Canal Street, Bootle, Merseyside L20 8AH

\*GUIDE PRICE £80,000 +



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Not to scale. For identification purposes only

**VACANT FORMER PUBLIC HOUSE BENEFITTING FROM GAS CENTRAL HEATING, UPVC DOUBLE GLAZING AND ELECTRIC ROLLER SECURITY SHUTTERS. SUITABLE FOR A NUMBER OF ALTERNATIVE USES (SUBJECT TO ANY NECESSARY CONSENTS).**

**Description** The property provides a prominent detached two storey Freehold building, which formerly served as a public house. Trade counter and office accommodation with ancillary storage and kitchen and washroom facilities. Internally the accommodation benefits from gas central heating, UPVC double glazing and electric roller security shutters. The property would be suitable for alternative uses including residential (subject to any necessary consents)

**Situated** The property is located on Canal Street to the corner of Bridge Street at the northern end of Bank Hall Industrial Estate. It is located approximately 2.5 miles north of Liverpool city centre.

**Basement** Storage Area

### Ground Floor

Two Trade counters, Office, Storage, Kitchen and two WCs  
Separate entrance to the first floor

### First Floor

Bathroom and Kitchen, Five Rooms

Total Net Internal Office Space:  
166.8 sq m (1,795 sq ft)

### Outside

The adjoining yard area is held under a Long Leasehold title and is not included in the sale. The yard may however be available by separate negotiation.