



Not to scale. For identification purposes only

- **Redevelopment opportunity. A former public house with flat and office space above. Central heating.**

Description A Freehold two storey double fronted public house together with a two-/three-bedroomed self contained flat to the first floor. The property is currently let and still trading, however, will be vacant on completion. The property would be suitable for re-development for possible residential conversion, subject to any necessary planning consents. The property benefits from central heating.

Situated Just off Thirlmere Road and Breck Road within easy access to local amenities and approximately 2.5 miles from Liverpool city centre.

Lower Ground Floor Cellar Not inspected.

Ground Floor Public House
L-shaped Bar Area, Snug Room, Ladies & Gent's WCs, Storeroom

First Floor Flat Hall, two/three Bedrooms, Kitchen, Lounge, Bathroom/WC,

Outside Yard

Note We are advised the Rateable Value is £6,000 per annum.

EPC Rating E