



- **Two storey detached former public house including three self contained flats with a potential rent of £27,000 per annum.**

**Description** A two storey detached property which until recently traded as the Valley Public House at a rental of £13,000 per annum. The property is now vacant and would be suitable for a number of uses, subject to any relevant planning consents. To the upper floors via a separate entrance there are three self-contained flats (two one bed and one three-bed) which have in the past been refurbished to include central heating, wooden flooring and kitchen and bathrooms. The flats are ready for immediate letting with a potential annual rental income in excess of £14,000 per annum. When fully let the potential rental income is in excess of £27,000 per annum.

**Situated** Fronting St. Domingo Road on the Corner of Everton Valley on a busy main road and approximately 2 miles from Liverpool city centre.

**Outside** Beer Garden to the rear.

**Ground Floor Public House** Bar/Lounge area, rear snooker room, ladies and gents WCs

#### First/Second Floor

**Flat 1** Open plan Living Room/Kitchen, Bedroom, Bathroom/WC

**Flat 2** Living Room, Kitchen/Diner, three Bedrooms (2 ensuite shower rooms), Separate Shower Room/WC

**Flat 3** Living Room, Bedroom, Kitchen, Shower Room/WC



Not to scale. For identification purposes only