



- **Public house with planning permission for change of use. Development opportunity.**

Description A re-development opportunity comprising a public house offered with the benefit of full planning permission for change of use to provide a large commercial unit to the ground floor such as a cafe/ Restaurant (A3 use) together with three duplex apartments above (two one-bedroomed and one two-bedroomed). Architect design and layouts as approved with planning for: Commercial unit: approx 181m² and three flats total 226m². Planning Ref Number: 17/00189/ FUL



Not to scale. For identification purposes only

Situated In a prominent position fronting Market Place near to its junction with Kemble Street within walking distance to Prescot amenities.

Current Configurations

Building has a gross external floor area of 241.6 m²

Cleared floor to ceiling height on Ground Floor 2.9m/First Floor 3.28m/Second Floor 3.06m