



- **Substantial two storey detached building previously used as Yates.**

**Description** A substantial two storey detached property which was purpose built as a Yates Wine Lodge circa 1990. The property comprises two separate but interconnecting bar areas to the ground floor, along with a mezzanine floor area within the main public bar. To the rear of the property is an enclosed yard/beer garden. The property would be suitable for a variety of uses, to include residential redevelopment, subject to any necessary consents.

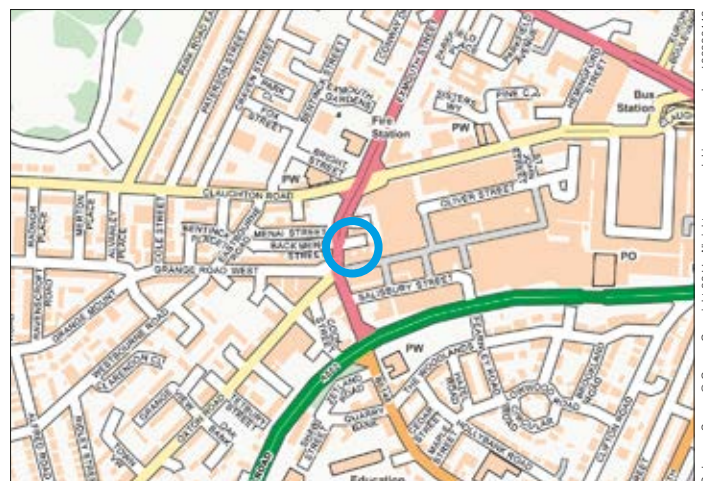
**Situated** In a prominent position at the junction of Exmouth Street in Birkenhead Town Centre, adjacent to Asda Supermarket and McDonalds.

**Ground Floor** Two Bars, Mezzanine Area.

**Outside** Rear Yard/Beer Garden.

**VAT**

Please note that VAT is applicable to the purchase price.



Not to scale. For identification purposes only

