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ON BEHALF OF THE RECEIVERS

Kitty's Show Bar, 69 Tithebarn Street, Liverpool L2 2EN

GUIDE PRICE **£210,000+***

COMMERCIAL INVESTMENT

Description

A Freehold three storey plus basement detached city centre bar/public house comprising a bar to the ground floor with a basement beer cellar and two upper floors which are believed to be stripped back and part way through refurbishment to provide 6 en suite letting rooms. The original layout provided a first floor flat with 4 letting rooms, plus a bathroom to the second floor. The property benefits from central heating and roller shutters. The accommodation extends to approximately 4,272 sq ft in total. The property is currently occupied on a 15 year lease from 1st April 2020 producing a rental income of £9,600 per annum.

Situated

On the corner of Tithebarn Street and Highfield Street in a city centre location within walking distance to amenities and transport links.

Lower Ground Floor

Basement - Beer Cellar

refurbishment to provide 3 x en suite letting rooms

Ground Floor

Open Plan Bar Area, Male, Female & Disabled WCs, Access to mezzanine level dressing room/female WC

Second Floor

Part way through refurbishment to provide 3 x en suite letting rooms

First Floor

Kitchen, Part way through

EPC Rating

TBC



Council Tax Band

First Floor Flat - A

Note

Please note that Sutton Kersh have not inspected the property internally, all details have been provided by the vendor and accommodation has been assumed. Interested parties are advised to rely on their own enquiries.