



Description

A redevelopment opportunity comprising a ground floor public house currently let by way of a 5 year lease from 2022 producing a rental income of £18,000 per annum. To the upper floors the property benefits from full planning permission to convert and extend to the rear and alterations to convert the loft to provide six x one bed roomed self-contained apartments. The ground floor is currently let by way of a 5 year lease from 2022 at a rental income of £1,500pcm (£18,000 per annum). We are advised that the ground floor has recently been renovated to a high standard by the tenant. Once the works have been completed, the potential rental income from six x one bed roomed self-contained apartments would be approximately £39,600 per annum or alternatively they could be sold off separately. The total rental income once fully let would be approximately £58,000 per annum. Plans are available for inspection Planning ref: APP/22/00434



Situated

Fronting Old Chester Road close to its junction with Bedford Road in a popular location close to local amenities, schooling, Victoria Park and approximately 1.5 miles from Birkenhead town centre and Queensway Tunnel linking to Liverpool city centre.

Cellar

Not inspected.

Outside

Yard to the Rear.

Ground Floor

Public House

EPC Rating

C

First Floor

Various Rooms.