Merseyside L13 3DB

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)





Freehold Public House and Residential Investment

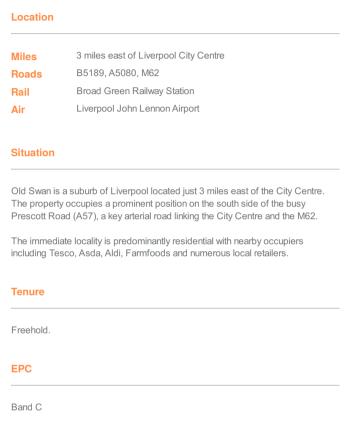
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Property Information

Freehold Public House and Residential Investment • Comprises a Public House and Two Residential Flats • Active Management Potential • Nearby Occupiers include Tesco, Asda, Aldi, Farmfoods and Numerous Local Retailers Lot Auction 35 15th February 2024 Rent Status £20,000 per Annum Exclusive Available Sector **Auction Venue** Public House Live Streamed Auction



Description	
	comprises a ground floor public house with two residential flats on
	is. idential flats is non-contained and accessed via the commercial un flat being self-contained and benefits from rear access on Prescot
VAT	
VAT is applica	ble to this lot.
Completion	Period

Six Week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground First Second	Pub Residential Residential	118.19 118.19 118.19	(1,272) (1,272) (1,272)	INVESTING IN MERSEYSIDE LIMITED (crn: 06078622) with a personal Guarantee (1)	75 years from 16/07/2007	£23,464	16/07/2028 and 5 yearly
Total Approximate Floor Area	residential	354.57 (3)	(3,816) (3)			£23,464 (2)	

⁽¹⁾ Investing in Merseyside Limited (crn: 06078622) was dissolved in May 2014 and the Guarantor is currently occupying and trading from the property.

⁽²⁾ The tenant is in arrears of rent having not paid since 2020.

⁽³⁾ The property has not been measured by the Auctioneers. The floor areas stated above are estimated Gross Internal Areas and are provided as a rough guide. The floor areas must not be relied upon by the Buyer and do not form part of the contract of sale.

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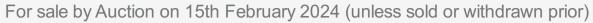
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Contacts

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Seller's Solicitors

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Associate Auctioneers



Chartered Surveyors

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Freehold Public House and Residential Investment