



# FOR SALE

**0.5 ACRE  
PRIME DEVELOPMENT SITE**

## Former Elm Tree Public House 216 Westminster Road, Walton, Liverpool L4 3QR

- Prominently located in the busy area of Walton which is an established, hustling suburb of Liverpool.
- The development land is situated on Westminster Road near to Stanley Park, Goodison Park and Anfield Stadiums.
- The existing premises on the site is a public house and currently has A4 planning for a drinking establishment.
- There is a wide choice of leisure and entertainment amenities including a selection of shops, bars and restaurants in close vicinity.
- The surrounding road networks form part of Liverpool's main arterial routes including the nearby A59 which connects with further major roads and motorway links bringing Liverpool city centre, John Lennon Airport and many other conurbations including Warrington and Manchester to within easy reach.

**mason  
owen...**

property consultants

**0151 242 3000**  
[www.masonowen.com](http://www.masonowen.com)



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Walton  
Liverpool L4 3QR



### Area

The site provides a total area of circa half an acre (0.185 hectares).

There is significant space for a building of considerable size with extensive car parking provided.

### Tenure

Freehold.

### Price

£295,000.

### VAT

There is no VAT payable.

### EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

### Legal costs

Each party to be responsible for their own legal costs.



## Viewing

Strictly through the agent:

Luke Arnold

t. 0151 242 3091

m. 07584 673 139

e. [luke.arnold@masonowen.com](mailto:luke.arnold@masonowen.com)

*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.*