

DEVELOPMENT OPPORTUNITY!



Description

DEVELOPMENT OPPORTUNITY! Venmore Commercial are delighted to offer to market this traditional building formerly the Thatched House Public House on High Street, Wavertree. Currently vacant and in need of a scheme of refurbishment, the property offers plenty of potential for development throughout the building (subject to relevant planning permission). The Ground floor still hosts the bar and function room from the former pub, with access to a 3 bedroom flat to the first floor.

Basement access can be found internally leading to a generous sized basement ideal for storage.

The property is offered to the market with no on going chain and offers an excellent opportunity to purchase a prominent road side location for development and renovation.

For any Sales enquiries please contact the team on 0151 243 4325 or commercial@venmores.co.uk.

Key Facts

- Former Public House
- Plenty of development potential
- Ground Floor Pub with flat above
- Good sized Basement
- Prominent Main Road Location
- Currently Vacant with no Chain



Freehold

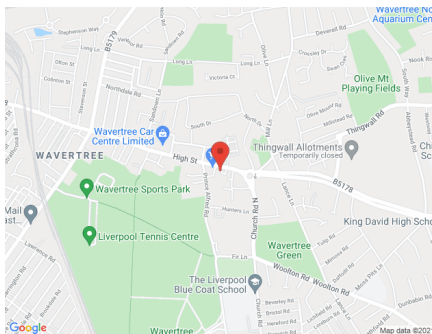


For Sale

£245,000

The property can be found on the corner of High Street and Prince Alfred Road, a prominent main road location.

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Address:
68 High Street, Wavertree, Liverpool

Terms:
We Believe the property to be
Freehold

Price:
Asking Price of £245,000

VAT & Legal Costs:
All Parties to Arrange Their Own
Legals

Viewing:
All viewing arrangements are to be made strictly through the agent on 0151 243 5325

Accommodation

The accommodation has been measured on a net internal basis and comprises:

Floor	Size(sq ft)	Size(sq m)



Disclaimer:

Misrepresentation Act 1967 Notice Venmore Commercial for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: 1). We have prepared these sales / lettings particulars as a general guide and they do not constitute any part of an offer or a Contract. 2). All description, dimensions, reference to condition, necessary permissions for use in occupation and other details are made without responsibility on the part of Venmore Commercial or the Vendors or Lessors. 3). None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4). We have not carried out a survey nor tested services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and any intending Purchaser or Lessee must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. 5). The Vendors or Lessors do not make or give and neither Venmore Commercial nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. 6). If there are any important matters which are likely to affect your decision to buy or rent, please contact us before viewing the property. 7). No liability is accepted for any travelling or other expenditure incurred including legal costs by perspective Purchasers or Lessees in viewing the property or making further enquiries on a property that may have been sold, let, withdrawn or subsequently let or sold to a third party.

SUBJECT TO CONTRACT.



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