



Description

A redevelopment opportunity suitable for conversion to provide a Hotel, HMO investment opportunity or conversion to flats, subject to any consents. The subject property is a Grade II listed, three storey Edwardian public house, dating from the early 20th century, featuring an impressive Baroque-style façade with sandstone and Accrington brick detailing. The building boasts distinctive architectural features including a grand entrance porch with stained glass, ornate stonework, and decorative windows. Internally, original period features remain, such as Art Nouveau tiling, a classical-style fireplace, and a panelled bar area with glazed screens on the ground floor. The upper floors essentially are in a shell state suitable for conversion to provide a HMO or hotel, subject to planning consent. Externally, there is a substantial beer garden to the rear and side elevation.

Situated

Fronting Seaforth Road at its junction with Hicks Road in a popular location within a busy retail parade close to local amenities, with good transport links and a short distance to the New Everton Football Stadium. approximately 5 miles from Liverpool city centre.



Ground Floor

Various Rooms, Approx total area: 169.3sq m (1,823sq ft)

First Floor

Various Rooms, Approx total area: 113.1sq m (1,217sq ft)

Second Floor

Various Rooms, Approx total area: 67.4sq m (725sq ft)

Outside

Good sized rear & side beer garden.

EPC Rating

C

Tenure

Freehold