

FOR SALE

PUBLIC HOUSE INVESTMENT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£195,000



28 St Paul's Road, Birkenhead CH42 3UZ

LOCATION

The corner premises is situated fronting Saint Pauls Road next to the junction of Meadow Lane in Birkenhead. The property is approximately 1.7 miles south of Birkenhead Town Centre, Queensway Tunnel and is also a 10-minute walk to Rock Ferry Train Station and to the nearest bus stops making it easily accessible. Nearby occupiers include Lidl Supermarket, Numark Pharmacy and slightly further along Rock Ferry Centre which consists of Rock Ferry Library, Post office, Bet Fred, One Stop Centre and Gladstone Medical Centre as well as The Rock Retail Park.

DESCRIPTION

The property comprises of a detached Public House and is constructed of traditional red brick with a pitched slate roof and sash windows. Internally there is a large sales/bar area with a snug, W/C, kitchen facilities and a cellar with a low-level head height. There is a yard and bin store to the rear.

The first and second floors provide a large 4-bedroom flat with kitchen, bathroom and lounge which is accessed from within the ground floor pub but could be separately accessed from the side elevation if required.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor	74.53 sq.m.	802 sq.ft.
Ancillary Ground	39.31 sq.m.	423 sq.ft.
First Floor	71.47 sq.m.	769 sq.ft.
Second Floor	53.44 sq.m.	575 sq.ft.
Cellar	41.48 sq.m.	450 sq.ft.

TENANCY

The whole property is occupied by way of a full repairing and insuring lease for 10 years from August 2022 at £20,000 plus VAT per annum. Tenant break and rent review at 5TH anniversary. The lease is protected under the Landlord and Tenant Act 1954.

PRICE

£195,000

EPC

Certificate No. 4575-6719-8279-7596-1697

Energy Rating: B

VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn.

Tel. No. 0151 227 3400

E-mail: mattkerrigan@hwapd.co.uk
alanafinn@hwapd.co.uk

Subject to Contract

Details Prepared May 2023



28 St Paul's Road, Birkenhead CH42 3UZ

