

# Orme Associates

## Property Advisers

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INVESTMENT / DEVELOPMENT / RETAIL / LEISURE / INDUSTRIAL / OFFICE

# FOR SALE

THE LIGHTHOUSE PUB, STANLEY ROAD,  
LIVERPOOL, L5 7QY



- A recently renovated detached freehold public house with 2 x 1 bed apartments above situated on the corner of Stanley Road and Lambeth Road approximately 1 mile north of Liverpool city centre.
- The bar is trading and is operated by the owner.
- The flats are let as serviced apartments.
- Asking price £150000

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27 Seymour Terrace, Seymour Street, Liverpool L3 5PE

T: 0151 227 9191 F: 08715 289 451 W: [www.orme-associates.co.uk](http://www.orme-associates.co.uk) E: [information@orme-associates.co.uk](mailto:information@orme-associates.co.uk)

**IMPORTANT NOTICE:** Orme Associates Property Advisers, for themselves and for the lessor/vendor of this property whose agents they are give notice that: 1. these particulars do not constitute any part of an offer or contract. 2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 3. The lessor/vendor does not make or give, and neither Orme Associates Property Advisers nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.

Orme Associates Property Advisers is the trading name of 27ST Limited.  
Registered Office: 27 Seymour Terrace, Liverpool, L3 5PE, UK.

## Location

The property occupies a prominent corner plot at the junction of Stanley Road and Lambeth Road approximately 1 mile north of Liverpool city centre.

## Description

This property comprises of a former detached public house with small outside yard. The property has been recently refurbished to provide a bar on the ground floor and 2 no 1 bedroom flats to the upper floors.

The bar is newly fitted and ready to open. Heating is gas central heating, and having an entrance from Lambeth Road.

The flats have similarly been recently refurbished and both are heated via gas central heating with fitted kitchens including electric cooker and bathrooms.

The flats have been let recently on a short term basis at £433 per calendar month per flat.

## Accommodation

	<u>Feet</u>
<u>Ground Floor</u>	
Bar Area	28'3" x 17'
Lounge	29'7" x 18'
WC	Not measured
<u>First Floor Flat</u>	
Lounge	19'2" x 16'
Kitchen	15' x 12'
Entrance Hall	8'2" x 5'7" and 7' x 6'
Bathroom	15'1" x 5'
Bedroom	13'2" x 13'
<u>Second Floor Flat</u>	
Kitchen	4'7" x 5'11" and 12'4" x 5'11"
Dining	10'4" x 12'3"
Bathroom	5'6" x 15'10"
Lounge	18'6" x 14'2"
Hall	20'5" x 3'3"
Bedroom	14'2" x 14'8"

The site area is 140m<sup>2</sup> (1506 sq ft) approximately.

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**Tenure**  
Freehold

**Asking Price**  
£150000

**VAT**  
To follow

**Further Information / Viewing**

For further information or in order to view the property please contact Andrew Orme on 0151 227 9191 or at [andreworme@orme-associates.co.uk](mailto:andreworme@orme-associates.co.uk).

**Subject to contract**

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