



## **Park View Hotel**

426 Price Street, Birkenhead, Wirral, CH41 4JQ

### **Freehold Offers Over £250,000**

- Community Public House
- Densely populated Wirral town
- Main bar (50), Lounge (40)
- Four letting bedrooms
- Enclosed courtyard
- Suitable for change of use (STPP)

Ref: 93700

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**SP** Sidney  
Phillips



## LOCATION

The Park View Hotel dates back to at least 1878 and is situated in the town of Birkenhead on the Wirral Peninsula. The town sits on the south bank of the River Mersey, opposite Liverpool, and has a population of approximately 80,000. It is home to Birkenhead Town Hall, which dates back to 1887, Hamilton Square, which has the most Grade I listed buildings outside London, and Birkenhead Park, which is said to have influenced the design of New York's Central Park. Birkenhead is subject to a £1 billion regeneration plan which aims to reconnect the revitalised town centre with the amazing opportunities along the Mersey waterfront, making the most of the town's iconic heritage and buildings.

The town is served by junctions 1 and 3 of the M53 motorway which links to the national motorway network, whilst the Queensway and Kingsway tunnels which run under the River Mersey provide connections to Liverpool city centre. Birkenhead Park, Birkenhead North and Conwy Park train stations are all within easy reach and offer rail services to Liverpool, Chester, New Brighton and West Kirby.

The property holds a prominent corner position and is of brick construction over three levels with a pitched tile roof.

## TRADE AREAS

Entrance vestibule with carpeted floor. To the left is the MAIN BAR with booth and loose seating for 50, central wood panel bar servery with back bar fitting, TV screens, a feature hanging light to the ceiling and laminate floor throughout. GENTLEMEN'S TOILET.

LOUNGE featuring laminate floors, wood panel bar servery with glass mirrored back bar and booth and loose seating for 40. Raised stage area. Darts area and multiple TV screens. LADIES' and GENTLEMEN'S TOILETS.

CELLAR with hatch to behind bar, featuring KEG ROOM, STORAGE. BOILER ROOM and beer drop.

## OWNERS ACCOMMODATION

At First Floor with private access, comprising: SHOWER ROOM, KITCHEN, LOUNGE, BEDROOM and large STOREROOM. ROOF TERRACE.

## LETTING ACCOMMODATION

At Second Floor: three letting BEDROOMS and a BATHROOM.

## EXTERNAL

Enclosed COURTYARD with patio flooring and bench and sheltered seating for 30. Smoking solution.

## THE BUSINESS

Our clients have operated The Park View since 2001 and have decided to sell to focus on other business interests. The public house operates as a wet-led community local and has four letting rooms. The pub supports pool and darts teams and offers bingo and pensioners' nights, with the lounge bar being available for private functions and events. Suitable for change of use (subject to planning permission) with residential properties being in much demand in the area. Birkenhead is subject to a regeneration scheme and the plan will re-connect the revitalised town centre with the amazing opportunities along the Mersey waterfront, and will make the most of the town's iconic heritage and buildings.

## TENURE & PRICE

**FREEHOLD offers over £250,000** to include goodwill and fixtures and fittings. Stock at valuation in addition.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



## LICENCE

A full Premises Licence is held for the retail of alcohol for the hours of:  
Monday to Saturday: 11:00 - 01:00  
Sunday: 13:00 - 00:30

## Opening Hours

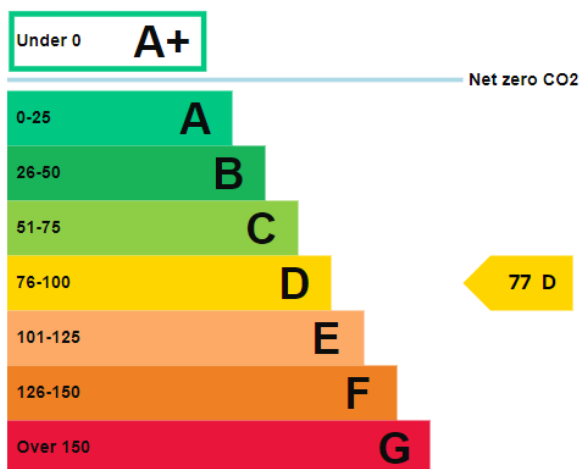
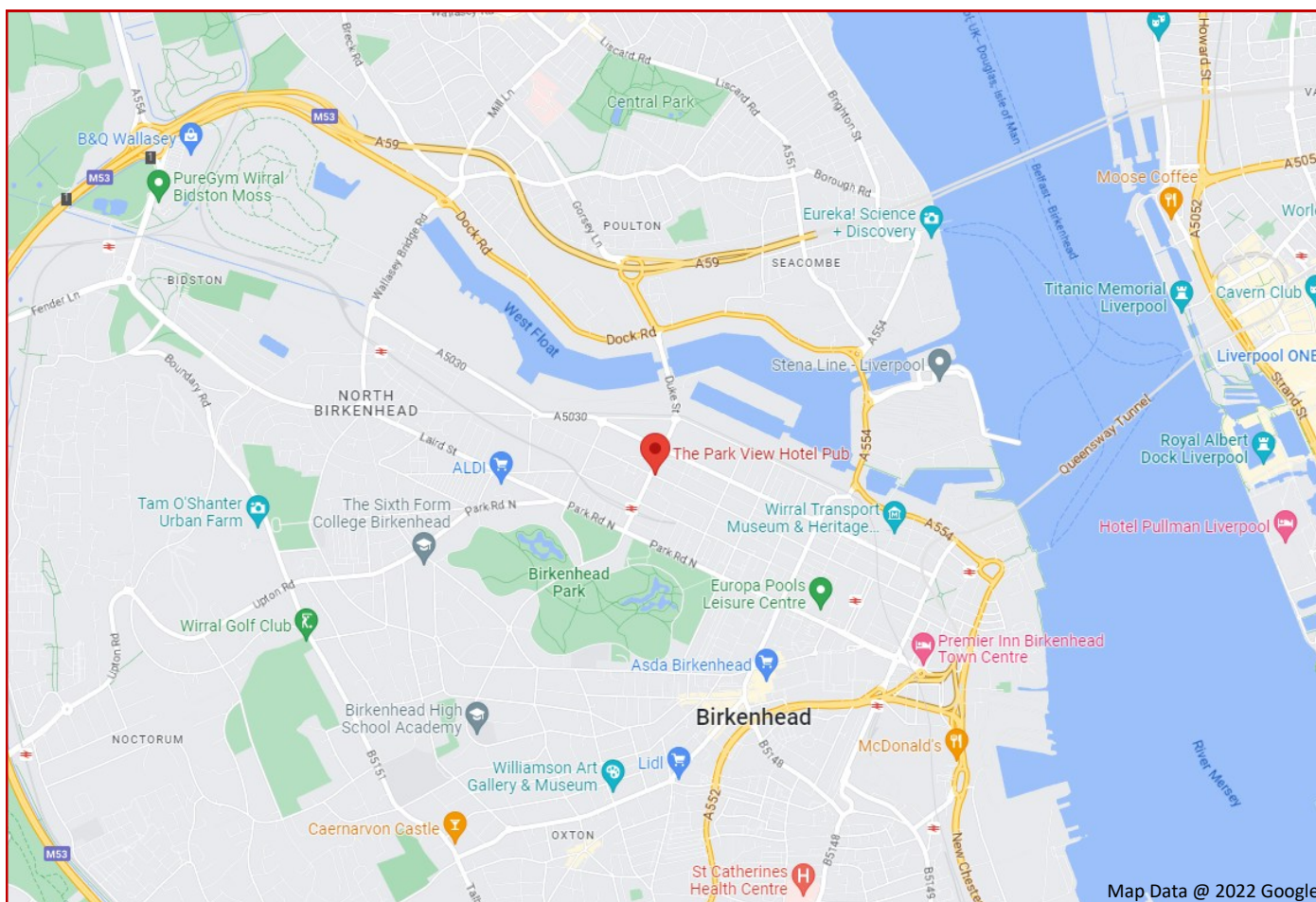
Monday to Thursday: 14:00 - close  
Friday to Sunday: 12:00 - close

## SERVICES

All mains services are connected.  
The property benefits from CCTV and is alarmed with a shutter system to windows.

**Rateable Value** from 1 April 2023 is £1,950.

Local Authority Wirral Council, P.O Box 290,  
Wallasey CH27 9FQ  
Tel: 0151 606 2002



## BUSINESS MORTGAGES

01834 849795

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## UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 2992-3119-3076-2892-9121

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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