



Laburnum Hotel

Litherland Road, Bootle, Merseyside, L20 3HZ

Freehold £290,000

- Full planning permission for 8 x 1 bedroom apartments
- Densely populated Liverpool suburb
- Brick built two storey property
- Open plan trade area
- 5 bedroom owner accommodation with private yard
- Currently closed

Ref: 91577

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SP Sidney
Phillips

LOCATION

The Laburnum Hotel is situated in the north Liverpool suburb of Bootle which lies in the Metropolitan Borough of Sefton. The property sits in a densely populated residential area with The Strand Shopping Centre, Walton Hall Park and Hugh Baird College all within a one mile radius. Liverpool's Docklands are 2 miles east and includes the P&O Liverpool to Dublin Ferry Terminal. The Docklands area are subject to much investment which includes the construction of Everton FC's new stadium at Bramley Moore Dock and Isle of Man Ferry Terminal. Liverpool city centre is 3.5 miles south with the seaside town of Crosby 5 miles north.

The A59 lies 1.5 miles east of the property and leads to the M57 & M58 motorways which give ease of access to the national motorway network. Bootle Strand and Bootle Oriel Road Train Stations are both within a one mile radius of the property and run on the Merseyrail line providing routes to Southport, Liverpool and The Wirral. Numerous bus links serve the town providing routes to neighbouring suburbs and central Liverpool. Liverpool John Lennon Airport is located 11 miles south.

This substantial 2 story property, which is currently closed, is of brick construction under a pitched tile roof. It briefly comprises: -

TRADE AREAS

GROUND FLOOR

OPEN PLAN TRADE AREA with a CENTRAL BAR SERVERY and SNUG to the rear. The room also offers an upper STAGE area and seating for in the region of 80 guests. LADIES AND GENTLEMEN'S TOILETS are found at the rear.

PRIVATE ACCOMMODATION

FIRST FLOOR

The OWNERS ACCOMMODATION is spacious and consists of 4 large BEDROOMS, LOUNGE, OFFICE, KITCHEN and BATHROOM.

EXTERNAL

PAVED YARD to rear. On STREET PARKING.

THE BUSINESS

The Laburnum Hotel is currently closed.

PLANNING

Our client has full planning permission for 8 self contained one bedroom apartments with external private yard. Detailed plans and drawing can be made available to serious parties following viewing. More details can be found by contacting

planning.department@sefton.gov.uk and quoting DC/2020/02009.

TENURE & PRICE

Freehold £290,000 to include the remaining fixtures and fittings.

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.

SERVICES

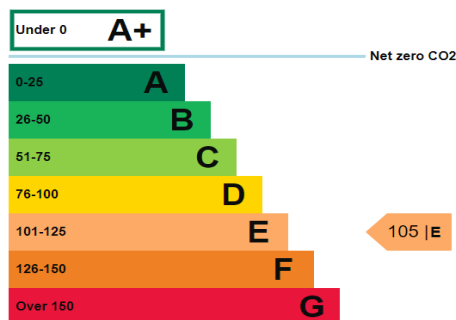
The agents are unable to confirm if services are currently connected.

Local Authority: Sefton Metropolitan Borough Council, St Peters House, Bootle, L30 3AD
Telephone: 0345 140 0845

EPC

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Certificate Number: 0970-0632=3479-5906-2002

BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

01432 378690

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