



Britannia

Freehold

£250,000

Britannia, 44 Hopewood Street, Liverpool, Merseyside, L5 8SY

AT A GLANCE

- Former estate public house
- Sui Generis class use
- 3 bedroom flat
- 2 trading areas
- Densely populated residential area
- May suit retail use, subject to planning



Viewing And Further Information

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PROPERTY

A 2 storey detached brick built property beneath a pitched tiled roof. There is a single storey addition beneath a flat roof to the rear.

N.B The parking area to the side does not belong to the property. We are advised it is owned by the Council.

Basement

There are 2 store areas and a boiler room

Ground Floor

There are 2 main trading areas that are serviced by a central bar servery. Ancillary rooms comprise: Ladies & Gents customer toilets.

First Floor

The private living accommodation comprises: 3 bedrooms, lounge / dining area, bathroom and a WC.

PLANNING

We are advised that the property is not listed, not in a flood zone, nor in a conservation area.

UTILITIES

We are advised the property is connected to all mains services.

MEASUREMENTS

- According to the EPC the Total Floor Area measures 264 Sq M (2,841 Sq ft)
- The total building footprint is 213 Sq M (2,294 Sq ft)
- The overall plot is circa 0.099 Acres.



THE BUSINESS

The business ceased trading in 2020.

The site is temporarily being operated by the Sunlight Thai Massage Therapy. It provides treatments such as Hot Stones / Deep Tissue / Traditional Thai / Thai Oil & Swedish Massages.

RATES & CHARGES

The property is administered by Liverpool Council. We are advised the current Rateable Value is £8,800.

The domestic accommodation is within Band A for council tax purposes.

TENURE

Freehold





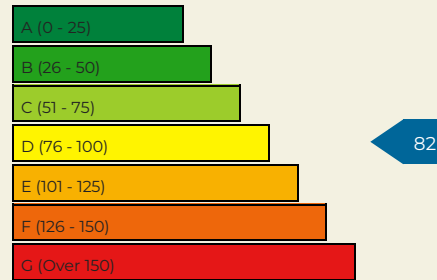
LOCATION

The Britannia is situated in a densely populated residential area within Vauxhall in Liverpool.

It is located approximately 1,000 meters south of Sandhill Train Station, 1 mile north-west of Hope University, 1 1/2 miles south of Liverpool city centre.



EPC



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