



15, Market Street/Queen Anne Street, Southport, PR8 1HJ

£225,000

*David
Davies* Collection



15, Market Street/Queen Anne Street, Southport PR8 1H I

- EPC: D
- Council Tax Band: A
- Freehold
- Three Bedrooms
- One Reception Room
- Ground Floor Cafe
- Three Floors
- Central Location
- Private Function Room
- Prime Location

Attention all entrepreneurs and investors!

Introducing a fantastic commercial opportunity in the form of an end-terrace café with a unique layout spread across multiple levels. Located in a prime location, this property offers immense potential for those looking to venture into the hospitality industry or expand their existing business. Situated on the ground floor, the café boasts a welcoming and spacious atmosphere. With ample space for seating and dining, customers will feel comfortable and relaxed while enjoying their meals or beverages.

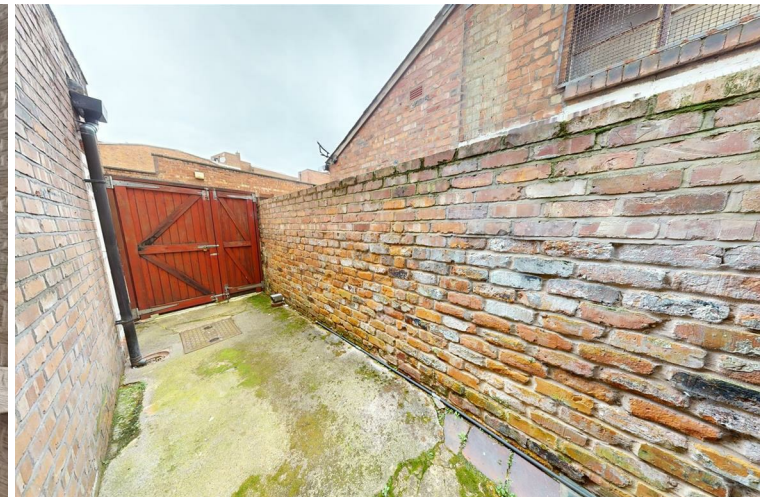
Moving up to the next level, you'll find three additional floors that can be converted to suit your specific needs. The first level can be transformed into a fully-equipped kitchen or dining room, catering to patrons' needs while potentially offering the option to utilise it as a third bedroom.

Continuing to ascend, you'll discover a cosy lounge area. This versatile space can serve various purposes, such as an additional seating area, private function room, or even a relaxation zone for guests seeking a quiet retreat. Climbing further, you reach the next level, which encompasses a well-appointed bathroom and a comfortable second bedroom.

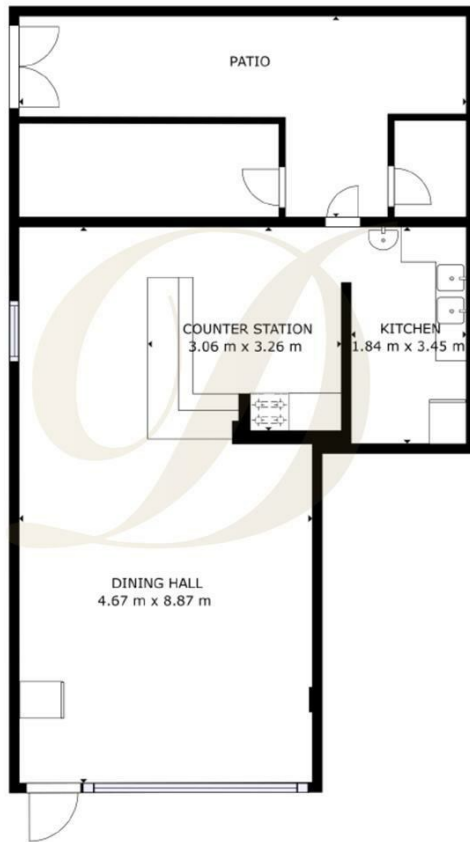
These amenities provide convenience and comfort for anyone spending an extended period within the café premises. Finally, at the pinnacle of this exceptional property, you'll find the master bedroom. This top-level sanctuary offers privacy and tranquillity, making it an ideal space for owner accommodation or even a unique feature for expending café services, such as offering overnight stays or bed and breakfast options.

As an end-terrace property, this café benefits from excellent visibility and foot traffic. Its central location ensures close proximity to bustling commercial areas, attracting a steady flow of potential customers.

EPC: D







Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

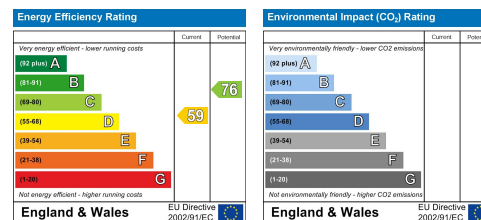
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

A better mortgage deal made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

For life's meaningful moments



Information on tenant permitted fee's can be accessed via the link below
www.daviddaviesestateagent.co.uk/tenant
22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk

