



FOR SALE

Offers to be Submitted by 28th June 2021

The Red Squirrel, Ince

Blundell, Liverpool, L38 5DA

- Freehold Land & Buildings
- Development Opportunity, Subject to Planning
- Popular Residential Area
- Site Area Approx: 1.9 acres (0.78 ha)

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Location

The property is situated fronting onto Scaffold Lane which forms part of the A565, a busy dual carriageway and main arterial route linking surrounding towns such as Formby and Crosby to Liverpool City Centre approximately 9 miles south. Immediate surrounding area of Ince Blundell provides a semi rural residential area with nearby local amenities such as a Spar Convenience Store and Starbucks Drive Thru.

The Site

The site comprises a substantial, detached former public house with capacity for circa 90-100 covers and currently fit out as a public house. Internally, the property benefits from an effectively open plan trading area with catering kitchen consisting of stainless steel equipment, wash area and walk in refrigeration. The upper floors comprises staff room and office provision including WC and kitchenette with private living accommodation of 2 bedrooms, living room and bathroom. Externally, the on site car parking provides provision for approximately 65-70 vehicles with sustainable rear yard and beer garden.

Accommodation

Measured electronically on web based Ordnance Survey mapping, the site has a total surface area of:

Site Area Approx: 1.93 Acres (0.779 ha).

Tenure

We understand the site is held Freehold (Title No: MS415943).

Planning

The site has potential for an alternative use or redevelopment, subject to obtaining the necessary planning consents.

Rates

We understand through internet enquiries that the property has a rateable value of £71,500. Interested parties should make their own enquiry of Sefton Council's Rating Department on 0345 140 0845 or www.voa.gov.uk/businessrates.

EPC

The Energy Performance Rating is D. A full copy of the EPC is available upon request.

Proposal

Offers are invited on both a conditional and unconditional basis, on behalf of our client.

Price

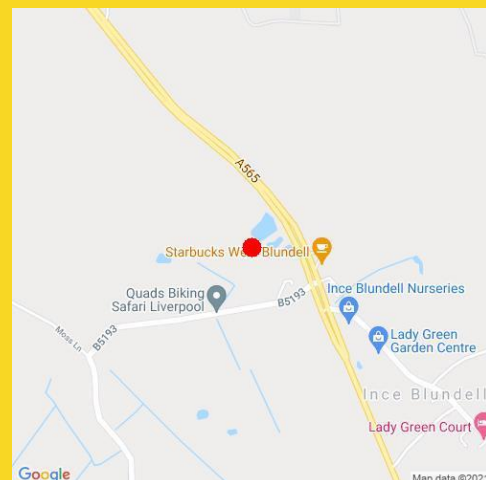
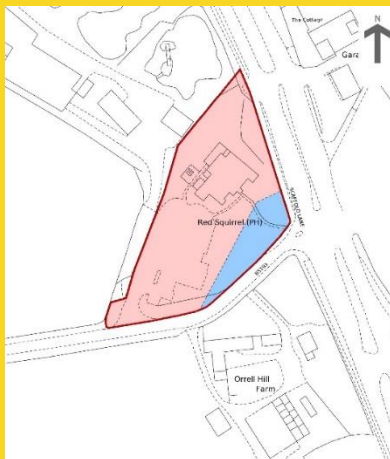
Offers to be submitted by 28th June 2021, 5:30 PM via sealed bids process. Tender Submissions can be sent via email as attachment to tom.pearson@skrealestate.co.uk, or delivered by hand or post to:

Tom Pearson
SK Commercial
2 Cotton Street
Liverpool, L3 7DY

For tender submission documents or further information, please contact SK Real Estate.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)



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