



FOR SALE

The Seaforth Arms
Hotel, 26-30 Seaforth
Road, Seaforth,

- Substantial Period Building and Site
- Occupies a Corner Plot
- Suitable for Redevelopment, S.T.P
- Site Area Approx: 1,033 sq.m (0.255 acres)

FOR SALE

The Seaforth Arms Hotel, 26-30 Seaforth Road, Seaforth, Liverpool, L21 3TA



Location

The property is situated fronting onto Seaforth Road at its junction with Hicks Road, approximately 4.5 miles north of Liverpool City Centre. Seaforth Road forms part of the A5036 corridor, a key arterial route providing direct access to Liverpool Docks, the M57/M58 motorway network, and surrounding areas including Bootle and Crosby. The property is located within a busy retail parade, with the immediate surrounding area comprising a mixture of residential housing and commercial premises, including convenience stores, takeaways, and local service providers. The area benefits from strong transport links, with Seaforth & Litherland Railway Station within close proximity, providing regular services to Liverpool City Centre and beyond.

The Property

The subject property is a Grade II listed, three storey Edwardian public house, dating from the early 20th century, featuring an impressive Baroque-style façade with sandstone and Accrington brick detailing. The building boasts distinctive architectural features including a grand entrance porch with stained glass, ornate stonework, and decorative windows. Internally, original period features remain, such as Art Nouveau tiling, a classical-style fireplace, and a panelled bar area with glazed screens on the ground floor with the upper floors essentially in a shell state suitable for conversion, subject to planning consent. Externally, there is a substantial beer garden to the rear and side elevation.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

Ground Floor: 169.3 sq.m (1,823 sq.ft)

First Floor: 113.1 sq.m (1,217 sq.ft)

Second Floor: 67.4 sq.m (725 sq.ft)

Total Approx NIA: 349 sq.m (3,757 sq.ft)

Total Approx Site Area: 1,033 sq.m (0.255 acres)

Tenure

We understand the property is held Freehold.

Price

£350,000.

Rates

We understand through internet enquiries that the property has a rateable value of £16,000.

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates..

EPC

A full copy of the EPC is available upon request.

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)

