



Stuart Hotel

Freehold

Offers in the Region of **£250,000 Plus VAT**

Stuart Hotel, Stuart Road, Liverpool, Merseyside, L4 5QX

AT A GLANCE

- Impressive 3 Storey Property
- First Floor Function Room
- Densely Populated Residential Area
- 3 Section Trading Area
- External Drinking Area
- Approx 3 Miles to Liverpool City Centre

Viewing And Further Information

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PROPERTY

On entering the Stuart you are welcomed into a grand building split into three main trading areas, with the main bar area to the left-hand side with a centralised bar servicing all areas, with ideal space for bar stools along with vertical drinking. To the right is a cosy snug, complete with a featured open fireplace and fixed and loose seating. Directly in front of you on entry is the long lounge, housing a darts board and a more relaxed feeling. From the main hallway, there is a staircase that leads you to the first floor to a former function room. The former function room is in need of significant investment to get it back up to standard. External drinking area to the rear.

Ladies and Gentleman's Toilets

There is no private accommodation in this pub.

PLANNING

We are advised that the property is not listed or in a flood zone.

UTILITIES

All mains services are connected.

MEASUREMENTS

Total site area is 0.061 Acres with a building footprint of 2,314 Sq Ft. (Measurements Taken From a Digital Mapping System)

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as beer raising equipment.



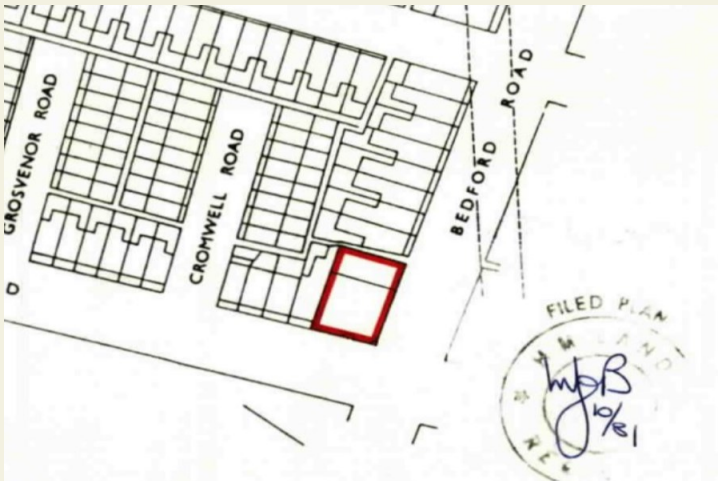
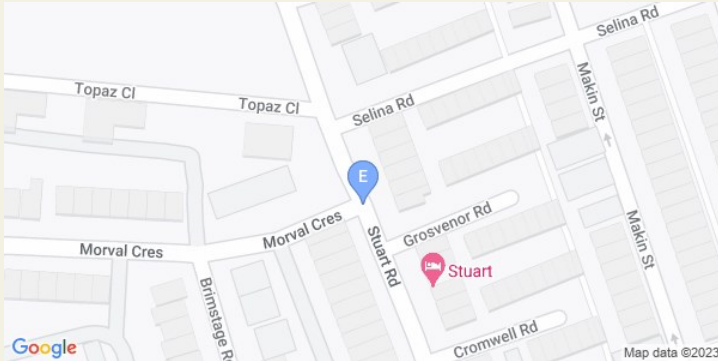
THE BUSINESS

Our client oversees a tenanted estate and does not have dealings with the day to day running of the business. Therefore no historic trading accounts are available.

RATES & CHARGES

The April 2023 rateable value has been assessed at £5,250. Small business rates relief may apply and suggest interested parties make their own enquires to Liverpool Council.

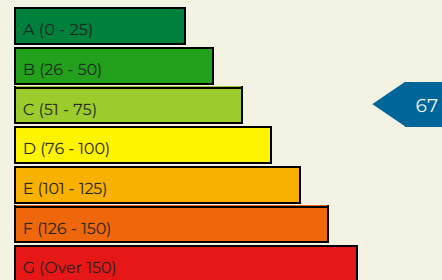




LOCATION

The Stuart Hotel is an impressive, historical, three-storey building situated on Stuart Road, Walton, Liverpool. The Stuart Hotel is ideally located, surrounded by a dense amount of chimney pots in this largely residential area. Walton is an area of Liverpool, north of Anfield and east of Bootle and Orrell Park, and is ideally connected to Liverpool's city centre via the A59 and the A580. Walton is also the home of Goodison Park football stadium, where Everton has played since it was built in 1892.

EPC



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