

## Springfield Hotel

232 Walton Road, Walton, Merseyside, L4 4BE



### For Sale Freehold Licenced Premises Guide Price: £150,000 Plus VAT Joint Selling Agents

- Prominent end of terrace positioning in Walton
- Benefits from main road frontage on the busy A59
- Courtyard area located towards the rear of the premises
- Private accommodation spread across the first floor level
- Considerable scope for a range of uses subject the necessary consents

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## **Location**

The Springfield Hotel is located in the area of Walton which is situated approximately 1.5 miles east of Bootle and 4 miles northeast of central Liverpool and has a population of 30,000 people. The Springfield Hotel boasts an prominent end of terrace positioning alongside the busy A59 thoroughfare which connects walton to surrounding towns and cities such as Liverpool. The local area predominantly comprises residential dwellings with few local retailers and licenced premises being spread throughout the town. The site also experiences close proximity to the A580, which connects Walton to the M57 motorway in addition to a number of local bus routes which allow for accessible transport to various larger areas such as Aintree.

## **Accommodation**

The Springfield Hotel is a traditional two-storey building of brick construction with rendered and painted elevations which sits beneath a pitched tile roof. Internally, the ground floor trading areas comprise two distinct and interlinking rooms which benefit from a mixture of fixed perimeter seating and bar stool areas which are currently arranged for informal drinking and have the capability to accommodate circa 45 covers. Ancillary trade areas comprise customer WC's alongside cellarage with associated beer and bottle stores.

Private accommodation is situated at first floor level and comprise a three bed manages flat consisting of two double and one single bedroom, kitchen, bathroom and living spaces. Externally and to the rear of the property, there is a small courtyard area.

**Ground floor GIA of approximately 1,237 square feet.**

**The building sits on a total plot amounting to circa 0.032 acres.**

**The Springfield Hotel offers considerable scope for local public house operators and restaurateurs. The property also has potential for a range of uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers and builders.**



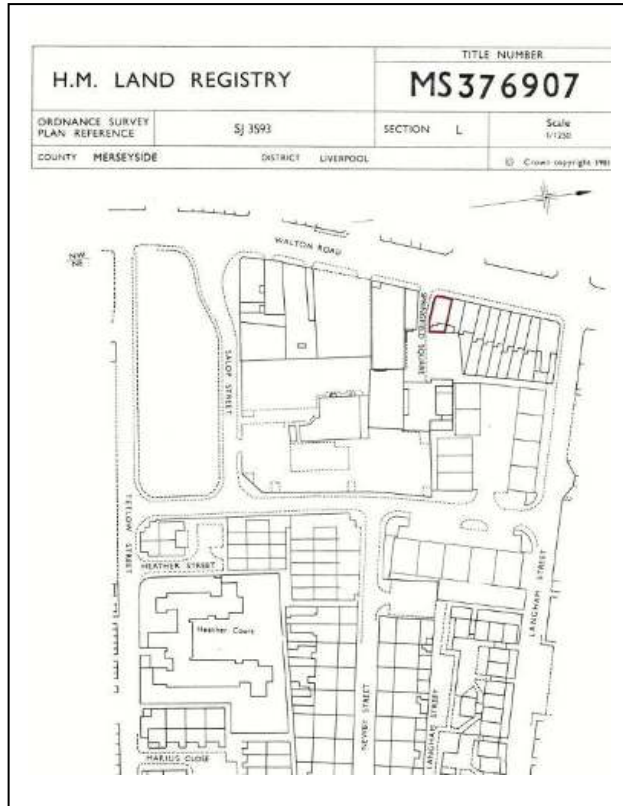
**☎ 0113 8800 850**

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## General Information

### **Rating**

The current Rateable Value is assessed at £5,500.

### **Licences**

It is understood that the property currently possesses a Premises Licence.

### **Services**

We are verbally advised that all mains services are connected to the property.

### **Trading**

The premises are currently closed.

### **Tenure**

The property is being sold Freehold with vacant possession.

### **Fixtures and Fittings**

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

### **Energy Performance Certificate**

It is believed that this property has an EPC rating of E. An EPC certificate is available upon request.

### **VAT**

VAT will be applicable on the sale of this property.



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## Agent Details

For further details please contact



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## Disclaimer

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