

**Lot 35, The Millfield Inn PH, 510-512 Prescott Road, Liverpool,
Merseyside L13 3DB**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



Freehold Public House and Residential Investment

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Property Information

Freehold Public House and Residential Investment

- Comprises a Public House and Two Residential Flats
- Active Management Potential
- Nearby Occupiers include Tesco, Asda, Aldi, Farmfoods and Numerous Local Retailers

Lot

35

Auction

15th February 2024

Rent

£20,000 per Annum Exclusive

Status

Available

Sector

Public House

Auction Venue

Live Streamed Auction

Location

Miles 3 miles east of Liverpool City Centre
Roads B5189, A5080, M62
Rail Broad Green Railway Station
Air Liverpool John Lennon Airport

Situation

Old Swan is a suburb of Liverpool located just 3 miles east of the City Centre. The property occupies a prominent position on the south side of the busy Prescott Road (A57), a key arterial road linking the City Centre and the M62.

The immediate locality is predominantly residential with nearby occupiers including Tesco, Asda, Aldi, Farmfoods and numerous local retailers.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a ground floor public house with two residential flats on the upper floors. One of the residential flats is non-contained and accessed via the commercial unit with the other flat being self-contained and benefits from rear access on Prescott Road.

VAT

VAT is applicable to this lot.

Completion Period

Six Week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground	Pub	118.19	(1,272)	INVESTING IN MERSEYSIDE LIMITED (crn: 06078622) with a personal Guarantee (1)	75 years from 16/07/2007	£23,464	16/07/2028 and 5 yearly
First	Residential	118.19	(1,272)				
Second	Residential	118.19	(1,272)				
Total Approximate Floor Area		354.57 (3)	(3,816) (3)			£23,464 (2)	

(1) Investing in Merseyside Limited (crn: 06078622) was dissolved in May 2014 and the Guarantor is currently occupying and trading from the property.

(2) The tenant is in arrears of rent having not paid since 2020.

(3) The property has not been measured by the Auctioneers. The floor areas stated above are estimated Gross Internal Areas and are provided as a rough guide. The floor areas must not be relied upon by the Buyer and do not form part of the contract of sale.

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Contacts

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September 2020