

1 Melling Road, Aintree  
Aintree, L9

Freehold  
£725,000

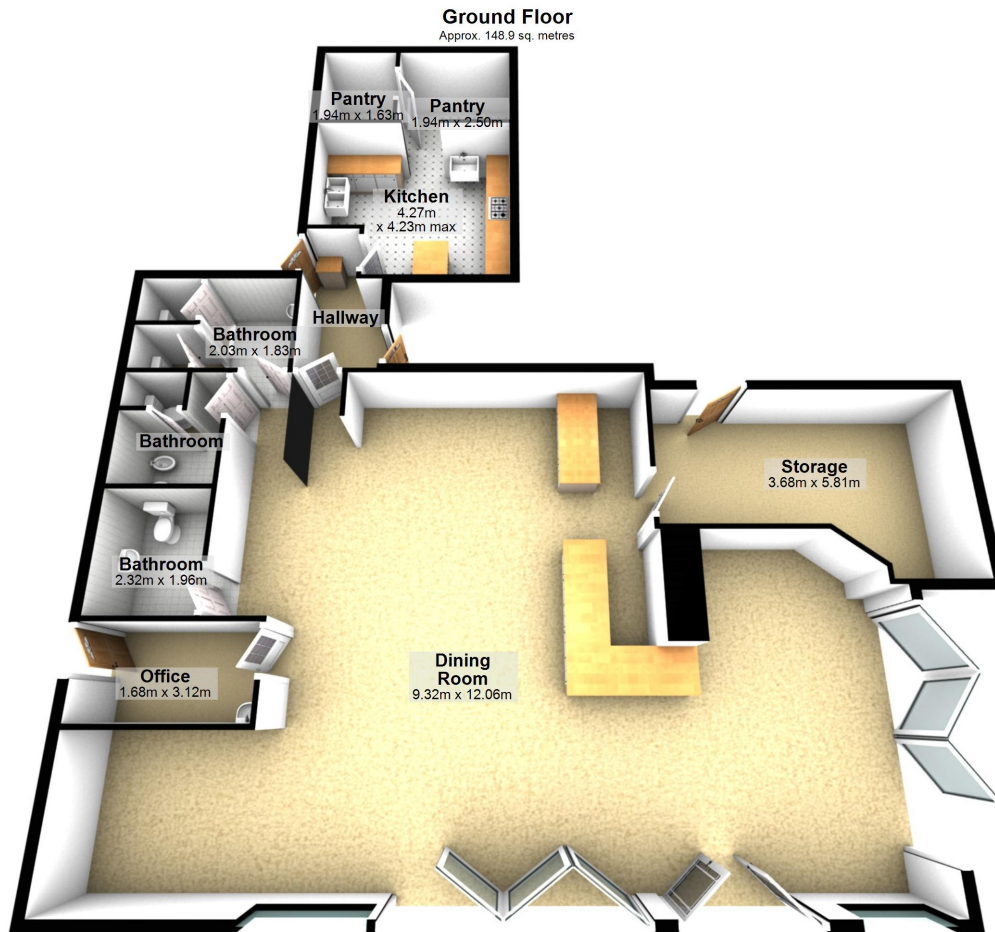


- \*Block investment opportunity
- \*Substantial Bar and Restaurant
  - \*Commercial Premises
  - \*1377 Square feet
- \*Prominent main road position
- \*Close to Aintree racecourse



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Total area: approx. 148.9 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Accommodation Comprises - Restaurant area with 48x Ovens, Bar area & main road reception. 2x toilets & disabled toilets. Fully equipped Kitchen with Walk in fridge and Cellar room. Separate lock up unit - Chinese takeaway on fri-lease. Current income £12,000 pa. Current rental value £3000 pm + £12000 pm = £48,000 pa

This well established business enjoys busy trading periods and events. In addition the five flats on the first floor with shared kitchen and bathrooms receives rental value of £600 pm each totalling £36,000 pa.

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