

**6 WEEK COMPLETION**



**SITUATION**

Located at the junction with York Street and Rice Lane and forms part of the A59 leading to the M57 (Junction 6) and the M58 (Junction 1). Walton lies approximately 3 miles north of Liverpool City Centre.

**PROPERTY**

A corner **Public House** plus a **Garden** and **Flat** arranged over ground and first floor levels.

**ACCOMMODATION**

**Public House**

Gross/Return Frontage                      Approx 80'0"

**First Floor Flat**

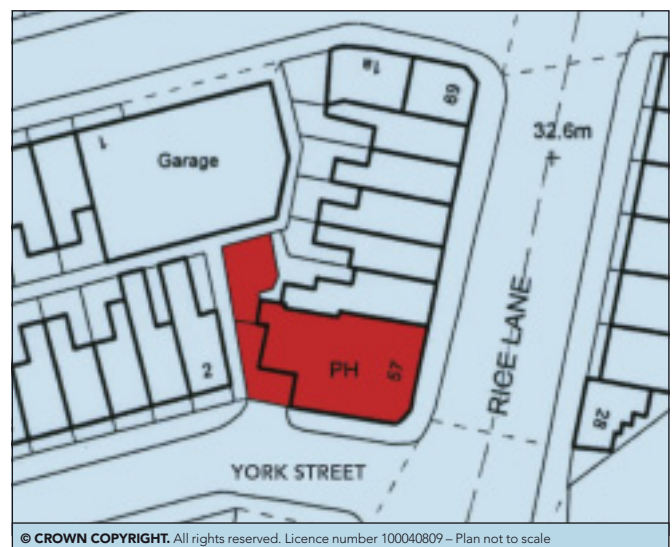
Not inspected – Believed to be  
4 Rooms, Kitchen, Bathroom/WC

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Trust Inns Ltd as a Public House** for a term of 999 years from 24th June 1950 at a current rent of **£7.73 per annum** exclusive.



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**£7.73 per annum**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**

W H Matthews & Co. – Tel: 020 7251 4942  
Ref: D Bristow Esq – Email: davidbristow@whmatthews.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts