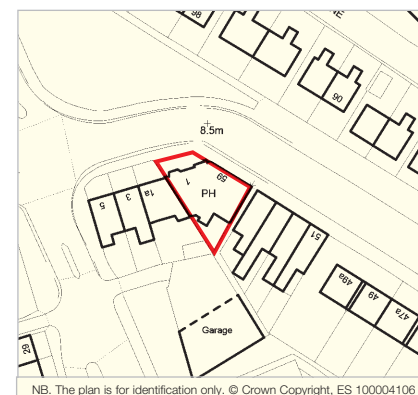


## Liverpool

### Claremont, 59 Sandy Lane, Seaforth, Merseyside L21 1AD

- **A Freehold Former Public House Occupying a Site extending to 0.023 Hectares (0.057 Acres)**
- **Possible Redevelopment Potential for Change of Use/Redevelopment subject to obtaining all necessary consents**

### Vacant Possession



#### To View

The property will be open for viewing every Wednesday and Friday before the Auction between 2.45 – 3.15 p.m. These are open viewing times with no need to register. (Ref: MW).

#### Seller's Solicitor

Sylvester Amiel Lewin & Horne (Ref: JH).  
Tel: 0208 492 0123.  
Email: jonathanhorne@sylvam.co.uk



#### Tenure

Freehold.

#### Location

The property is situated on the south side of Sandy Road, close to its junction with Ewart Road. Local shops and other facilities can be located 0.3 miles south east walking distance. Liverpool city centre is approximately 4.5 miles south, offering access to a more extensive range of shops and other facilities, including Liverpool One Shopping Centre and Liverpool Central Rail Station. Local schools and colleges can be located within a two mile radius of the property, including St Mary's College 1.9 miles north.

#### Description

The property comprises a former public house arranged over lower ground, ground and two upper floors beneath a pitched roof.

#### Accommodation

**Lower Ground** – Five Cellar Rooms

**Ground Floor** – Bar Lounge Area, Ladies and Gents WCs

**First Floor** – Four Rooms, Kitchen, Bathroom/WC

**Second Floor** – Six Rooms

**Site Area** – 0.023 hectares (0.057 acres)

#### Planning

Local Planning Authority: Liverpool City Council.

Tel: 0151 233 3021.

The property may afford potential for change of use and/or redevelopment subject to all necessary consents being obtained.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

**VACANT – Freehold Building**