

LOT
51

82 Birkenhead Road, Wallasey, Merseyside CH44 7BZ

GUIDE PRICE **£125,000+***

MIXED USE

Description

A three storey plus basement mixed use property part let producing £7,800 per annum. The property comprises a ground floor retail unit together with three × self-contained flats to the first and second floors benefiting from double glazing. The shop is currently let by way of a 15 year lease from 18th December 2020 and trading as an Off Licence/convenience Store producing a rental income of £7,800 per annum. The flats are currently vacant and in need of a full upgrade and refurbishment scheme. Following the works and once fully let the potential rental income would be approximately £31,200 per annum.

Situated

Fronting Birkenhead Road in a popular location close to local amenities, Kingsway Tunnel and approximately 6 miles from Liverpool city centre.

Basement

Not inspected.

Ground Floor

Shop Main Sales Area, Store Room, Kitchen, WC.

First Floor

Flat A Lounge/Bedroom, Kitchen, Shower Room/WC.

Flat B Lounge, Bedroom, Kitchen, Bathroom/WC.

Second Floor

Flat C Five Rooms.

Outside

Yard to the rear.

EPC Ratings

TBC.

Council Tax Bands

Flats 1-3 A

