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140 Borough Road, Wallasey, Merseyside CH44 6NH

GUIDE PRICE **£225,000+***

COMMERCIAL INVESTMENT

Description

A substantial three storey plus basement detached commercial property. The ground and first floor comprise a pet shop, carpet show room and ladies only gym which is let to the same tenant on a 7 year lease from 1st January 2023 to 1st January 2030 producing a rental income of £24,000 per annum. The second floor is derelict and would be suitable for redevelopment, subject to gaining any necessary consents. There is also a phone mast on the roof which is let on a lease from 15th October 2013 until 14th October 2063 at a peppercorn rent. The property benefits from partial double glazing and roller shutters.

Situated

The property fronts Borough Road at its junction with Hatherly Street in a popular area within close proximity to local amenities and transport links. Liverpool city centre is approximately 5.5 miles away.

Lower Ground Floor

Basement – not inspected

Ground Floor

Pet Shop Retail Unit Main Sales Area, Various Rooms, Store Room Carpet Show Room, Store Room, Office Hall, Ladies & Gentleman's WC's, Store Room, Kitchen Area

First Floor

Gym Main Gym Area, Office, Store Room, Ladies and Gents WCs, Hall

Second Floor

Various Rooms which are mostly back to bare brick – not inspected

EPC Rating

TBA

