

LOT
43

70, 70a & 72a Argyle Street, Birkenhead, Merseyside CH41 6AF

GUIDE PRICE **£100,000+***

COMMERCIAL INVESTMENT

Description

A substantial four storey detached property comprising two ground floor retail units, one vacant and one let as a pizza takeaway by way of a 25 year lease from 2016 producing a rental income of £9,600 per annum. The upper floors, accessed via a separate front entrance, offer several rooms which are derelict and would be suitable for redevelopment to convert to provide several self-contained flats or an HMO investment opportunity, subject to gaining the necessary consents. The pizza takeaway benefits from double glazing and electric roller shutters. The potential income from the vacant kiosk is approx £6,500 per annum.

Situated

Fronting Argyle Street close to its junction with Dacre Street in a popular and prominent position close to local amenities, transport links and approximately 3.5 miles from Liverpool city centre.

Ground Floor

Shop 70 Main Sales Area,
Kitchen/Food Preparation Room,
Store Room, WC
Shop 72a Kiosk, WC

Second/Third Floor

Various Rooms which are derelict

EPC Rating

TBC

First Floor

Various Rooms which are derelict

