



Not to scale. For identification purposes only

- **Vacant mixed use property. Double glazing and central heating. Roller shutters.**

Description A vacant three storey middle terraced property comprising a ground floor retail unit together with a two/three-bedroomed flat above, which is accessed via a separate front entrance. The property benefits from double glazing, central heating and steel roller shutters and has previously been let with a total income in excess of £9,600 per annum. The retail unit has previously been used as an off license and we believe the permit can be transferred however purchasers should make their own further enquiries.

Situated Fronting Borough Road on a busy prominent main road position off Brighton Street (A554) within close proximity to local amenities approximately 2.5 miles from Birkenhead town centre.

Ground Floor Main sales area, Rear room, Kitchen.

First Floor Flat Hall, Kitchen, Lounge, Dining room, Bathroom/WC

Second Floor Two/Three Bedrooms.

Outside Rear yard.