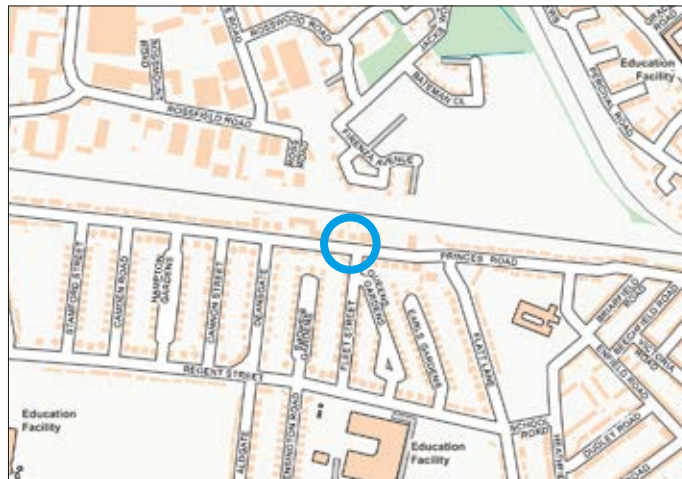


LOT
70

186 Princes Road, Ellesmere Port CH65 8EP

***GUIDE PRICE £85,000+**



Not to scale. For identification purposes only

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- **A vacant mixed use property. Potential rental £13,000pa.**

Description A mixed use property comprising a ground floor retail/office unit together with a one bedroomed self-contained flat to the first floor which is accessed via a separate side entrance. The property benefits from double glazing, central heating, a rear garden and off road parking. The property is in good order throughout and would be suitable for investment purposes with a potential rental income on excess of £13,000 per annum.

Situated Fronting Princes Road in a popular location close to local amenities and Ellesmere Port town centre.

Ground Floor Retail/Office Unit Main sale area (10.15m × 6.90m), Kitchen, (3.20m × 1.90m), WC (1.73m × 1.57m). Flat entrance, Hallway.

First Floor Flat Lounge, (4.77m × 2.94m), Kitchen (3.27m × 2.26m), Bedroom (4.37m × 3.35m), Bathroom/WC (3.07m × 1.55m).

Outside Rear garden, off road parking.