



- **Part let three storey mixed use corner property producing £4,800 per annum. Potential when fully let of £8,400 per annum.**

Description A part let 3 storey corner mixed use property comprising of a ground floor retail unit together with rooms above and a 2 bedroom flat to the second floor which is accessed via a separate side entrance. The shop is currently let by way of a 16 year lease from 19th August 2013 trading as 'Rock Ferry Sunbeds' at a rental of £4800 per annum. The total annual income when fully let being in excess of £8,400 per annum.



Not to scale. For identification purposes only

Situated Fronting Bedford Road (B5172) on the corner of Corinthian Street close to local amenities, Schooling and approximately 2 miles from Birkenhead town centre.

Ground Floor Main sales area.

First Floor Various beauty rooms.

Second Floor Flat Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

First Floor Rear yard.

Note Please note we have not internally inspected the property.