

LOT  
17

2d Whitby Road, Ellesmere Port CH65 8AD

\*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **A mixed use property including a shop and 2 bed flat. Double glazing. Central heating.**

**Description** A mixed use property comprising of a ground floor retail unit together with a 2 bedroomed self-contained flat to the first floor benefiting from a separate rear entrance. The property has recently been converted and benefits from double glazing to the ground floor and central heating (not tested). The majority of the work is complete and requires some finishing works to include a rewire and modernisation. The retail unit would be suitable for a number of uses, subject to any consents. When fully let the potential rental income would be approximately £11,000 per annum.

**Situated** In a prominent main road position fronting Whitby Road between Ellesmere Port town centre and Junction 9 of the M53 Motorway and within walking distance to Ellesmere Port train station.

**Ground Floor Shop** Main Sales Area, Rear room/Kitchen, WC – 825 sq ft

**First Floor Flat** Hall, Open Plan Lounge/kitchen, 2 Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.

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