

LOT

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2 Kingsley Road/240 Poulton Road, Wallasey, Merseyside CH44 4DS

GUIDE PRICE **£65,000+***

VACANT COMMERCIAL

- A ground floor retail unit and three bed maisonette
- Double glazing
- Central heating

A mixed use corner property comprising a ground floor retail unit together with a three bedroom maisonette to the ground and first floors accessed via a separate side entrance. The property benefits from double glazing and central heating. The property would be suitable for conversion to provide a ground floor retail unit together with a two bedroomed flat above accessed via a separate side entrance, subject to any consents. When fully let the potential rental income is approximately £10,000 per annum.

Situated Fronting Poulton Road at the junction with Kingsley Road in a popular location close to local amenities, schooling and approximately 1.5 miles from Wallasey Village.

Outside Yard to the rear.

Ground Floor 240 Poulton Road (Retail unit) Main sales area.

2 Kingsley Road (Maisonette) Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom, Separate WC.

