

LOT

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58 Argyle Street South, Birkenhead, Merseyside CH41 9BX

GUIDE PRICE **£55,000+***

VACANT COMMERCIAL

- Ground floor retail unit together with a one bedroomed flat above

A two storey end of terrace property comprising a ground floor retail unit together with a one bedroomed flat above, accessed via a separate side entrance. The ground floor has most recently been used as The Coffee Stop Café and would be suitable for continued use or a variety of other uses subject to any necessary consents. The flat above is currently tenanted producing £3,000 per annum. The potential rental income when fully let would be approximately £9,000 per annum.

Situated Off Borough Road (A552) in a popular and well established location within close proximity to all local amenities and transport links.

Ground Floor Café (not inspected).

First Floor One Bedroomed Flat Lounge, Kitchen, Bedroom, Bathroom/WC (Not Inspected).

Outside Yard to the rear

EPC Rating Flat: E

