

LOT
56

28 Poulton Road, Wallasey, Merseyside CH44 9DQ

GUIDE PRICE **£80,000+***

VACANT COMMERCIAL

- A three storey mid terrace
- Double glazing, central heating
- Suitable for residential conversion subject to necessary consents

A three-storey mid terrace property which has until recently traded as a children's day nursery. The property benefits from double glazing and central heating and would be suitable for a variety of uses to include residential conversion to provide an eight bed HMO investment opportunity or self-contained flats, subject to obtaining the necessary consents. If let to 8 tenants at £80pppw the potential rental income would be in excess of £33,280 per annum.

Situated Fronting Poulton Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Outside Yard to Rear.

Note The vendor has provided architect plans showing a conversion into a eight bed HMO all with en-suite rooms.

Ground Floor Main Playroom.

First Floor Two rooms, Kitchen, WCs.

Second Floor Two rooms, Kitchen, WC.

