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147 Eastbank Street, Southport, Merseyside PR8 1EE

GUIDE PRICE **£100,000+***

COMMERCIAL INVESTMENT

- A mixed use investment property producing approx. £15,000.00 per annum

A mixed use investment property currently fully let producing approximately £15,000.00 per annum. A part two/part three storey middle terraced property comprising a ground floor retail unit currently let by way of a 3 year lease (just extended for 12 months) currently trading as 'The Chicken Shop' together with two self-contained flats above (one × one bedroomed and one × two bed) arranged over the ground and first/second floors both let by way of Assured Shorthold Tenancy agreements producing £4800 and £5400 per annum. The property benefits from double glazing, central heating and electric roller shutters.

Situated Fronting Eastbank Street in Southport's town centre close to local amenities, restaurants and bars.

Ground Floor 'The Chicken Shop' Main Sales Area with seating area, Kitchen, WC Lower Ground to the rear

Flat 147b Lounge, Kitchen, two Bedrooms, Bathroom/WC

First Floor Flat 147a Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Yard with parking access to flats.

