

LOT
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36 Balls Road, Prenton, Merseyside CH43 5RE

GUIDE PRICE **£85,000+***

VACANT COMMERCIAL

- A three storey end of terrace comprising a ground floor retail unit together with a three bed flat above

A three-storey end of terrace comprising a ground floor retail unit together with a three bedroomed flat above accessed via the shop. The property benefits from double glazing and following refurbishment would be suitable for investment purposes with the potential rental income being in excess of £15,000 per annum.

Situated Fronting Balls Road in a prominent main road position within close proximity to local amenities, schooling and transport links. Approximately 1 mile from Birkenhead town centre.

Cellar Not Inspected.

Ground Floor Shop Main sales area, Rear room, Kitchen, Storeroom.

First Floor Flat Lounge, Kitchen, Bathroom/WC, Bedroom.

Second Floor Two Further bedrooms.

Outside Yard to Rear.

