

LOT  
**26**

399 Poulton Road, Wallasey, Merseyside CH44 4DF

GUIDE PRICE **£60,000+**\*

MIXED USE

### Description

A three storey mixed use property comprising a ground floor retail unit together with a three bedroom flat split over three floors. The property benefits from partial double glazing, central heating and roller shutters. Following a scheme of refurbishment and modernisation it would be suitable for continued use as a mixed use or potential HMO conversion, subject to any necessary consents.

### Situated

Fronting Poulton Road (B5145) in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Birkenhead town centre and 5 miles from Liverpool city centre.

### Ground Floor

**Shop** Retail Unit,  
**Rear Room** Flat Hall, Kitchen,  
Dining Room

### EPC Rating

**Shop** TBC  
**Flat** TBC

### First Floor

**Flat** Two Bedrooms, Bathroom/  
WC, Living Room

### Council Tax Band

A

### Second Floor

Third Bedroom

### Outside

Rear Garden

