

LOT
49

110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG

GUIDE PRICE **£135,000+***

MIXED USE



Description

A three storey mixed property comprising two bars on the ground floor and basement together with two self-contained flats on the upper floors. (one x one bed and one x two/three bed), accessed via a separate front entrance. The property benefits from double glazing and central heating. The ground floor Bar is currently vacant but was recently trading as a Public House at a rental income of £10,000 per annum and is suitable for immediate trading. The two flats are currently let by way of Assured Shorthold Tenancies producing £11,400 per annum. Alternatively, the property would be suitable for conversion to provide a 15 Bed HMO investment property, subject to any necessary consents, and if let at £70pppw the potential income would be in excess of £54,000. The bars and the flats are currently on separate Titles.

Situated

Fronting Argyle Street (A552) within close proximity to Birkenhead town centre amenities and Transport Links. Approximately 4 miles from Liverpool city centre.

Basement

Bar area, Snug Room, Ladies & Gents WC, Store/Pump Room.

Ground Floor

Bar area, WC, Private VIP area, Dance Floor, stairs to Ladies & Gents WCs

First Floor

Flat 112A Bedroom, Lounge, Kitchen, Bathroom/WC

Second Floor

Flat 112B Hall, two bedrooms, Office/Study, Living/Dining Room, Kitchen, Bathroom/WC



Outside

Rear Yard/Fire Escape

EPC Rating

112A E. 112B D. 110 D

Council Tax Band

A

