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371–373 Borough Road, Birkenhead, Merseyside CH42 0HA

COMMERCIAL INVESTMENT

Guide price **£100,000+**



The property consists of three adjoining and interconnecting two-storey terraced buildings. Internally the property comprises a large ground floor retail shop unit and self contained storage accommodation to the first floor. The premises are currently let to The Bankrupt Shop Limited by way of a new 10 year Full Repairing and Insuring Lease at a rental of £14,000 per annum. There is also provision within the lease for a Tenant only break clause at the end of year 5.

Situated

The premises are prominently situated fronting Borough Road (A552) at its junction with Willmer Road, approximately 0.5 miles from Birkenhead town centre. The immediate surrounding area consists of residential terraced style housing and mixed use two-storey commercial premises. Nearby occupiers consist of predominantly local sole traders including The Oriental Chef, News & Booze, and Frank Cavanagh Shoe Repairs.

Ground Floor

Lower Ground Floor	
Retail Sales Area	149m ² (1067sq ft)
Upper Ground Floor	
Retail Sales Area	146m ² (1577sq ft)
Storage	6m ² (65sq ft)
Staffroom	5m ² (57sq ft)
Total Ground Floor Area	306 sq.m (3293sq ft)

First Floor

Storage	180m ² (1944sq ft)
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Not to scale. For identification purposes only