

LOT  
**25**

**219 Hoylake Road, Wirral, Merseyside CH46 0SJ**  
VACANT MIXED USE

Guide Price **£90,000+**



**A vacant ground floor lock up shop with a self-contained residential flat on the upper floors benefiting from two bedrooms, living room, kitchen and bathroom.**

#### **Situated**

The property is situated in a prime position on Hoylake Road adjacent to Waterfields. Retailers in the vicinity include Lloyds Pharmacy, Lloyds TSB and Santander.

#### **Ground Floor**

Net Frontage	4.95m (16'3")
Gross Frontage	5.95m (19'6")
Internal Width	5.48m (18'0")
Shop Depth	10.47m (36'0")
Ground Floor Sales	58.52m <sup>2</sup> (630sq ft)
Storage	32.23m <sup>2</sup> (347sq ft)

#### **First and Second Floor Flat**

Two Bedrooms, Living Room, Kitchen and Bathroom.

#### **Tenancy**

The whole building is let to Mr J Lee for a term of 15 years from 29 May 2009 at a rent of £18,000pa. The tenant is not in occupation.

#### **Joint Auctioneers**

Andrew Scott

**mason  
owen**  
commercial consultants



Not to scale. For identification purposes only