

LOT
48

371-375 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, however, there is potential to convert this to provide 4 self contained apartments and drawings are available at the Auctioneers Offices. 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.

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 consist of residential terraced style housing and mixed use two-storey commercial premises. Nearby occupiers consist of predominately local sole traders including The Oriental Chef, News & Booze, and Frank Cavanagh Shoe Repairs.

Ground Floor

Lower Ground Floor Retail Sales Area
149m² (1067 sq.ft)
Upper Ground Floor Retail Sales Area
146m² (1577 sq.ft)
Storage
6m² (65 sq.ft)
Staffroom
5m² (57 sq.ft)
Total Ground Floor Area
306m² (3293 sq.ft)

First Floor

Storage
180m² (1944 sq.ft)



Not to scale. For identification purposes only

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