

LOT
24

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

VACANT COMMERCIAL

Guide Price **£80,000 +**



Not to scale. For identification purposes only

A mixed use investment property comprising a vacant former public house on the ground floor and basement, with two self contained flats on the upper floors. The upper floors are let to Wirral Methodist Housing Association for a term of 21 years from 1st March 1995 with 3 yearly rent reviews at a current rental of £4006.96 per annum. (The next rent review is due 1st March 2013, it is understood that the rent has not been reviewed since March 2001).

Situated

The property is situated fronting Argyle Street close to Hamilton Square and on the fringe of Birkenhead town centre.

Basement

Bar area – 57m² (613 sq ft) approx
Kitchen WC

Ground Floor

Bar area – 46m² (495 sq ft) approx
WC

First Floor

Flat 1 – Bedroom, Living Room/
Dining Room, Kitchen, Bathroom.

Second Floor

Flat 2 – 2 Bedrooms, Living/Dining
Room, Kitchen, Bathroom.