

LOT
53

219 Hoylake Road, Wirral, Merseyside CH46 0SJ

VACANT COMMERCIAL

Guide price **£65-70,000**



Not to scale. For identification purposes only

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 ² (630sq ft)
Storage	32.23m ² (347sq ft)

First & 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 29th May 2009 at a rent of £18,000pa. The tenant is not in occupation.

Joint Auctioneer

**mason
owen...**
property consultants