

LOT  
**96**

## 138 Poulton Road/ 1a & 1b Sunbury Road, Wallasey, Merseyside CH44 9DL

COMMERCIAL INVESTMENT

Guide price **£65,000 +**



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Not to scale. For identification purposes only

**A 3 storey end terrace mixed use property comprising of a ground floor commercial unit together with 1x2 and 1x1 self contained flats over first and second floors. The shop is currently let on a 3 year fixed term lease until October 2014 at a rental of £4,420 per annum and benefits from steel roller shutters. One of the flats are currently let by way of an Assured Periodic Tenancy at a rental of £3900.00. The other flat is vacant and requires cosmetic refurbishment. Both flats are accessed via Sunbury Road and benefit from double glazing. The potential annual rental income being in excess of £12,500.**

### **Situated**

Fronting Poulton Road on a main road position close to the Junction with Park Road approximately 2.5 miles north of Birkenhead.

### **Ground Floor**

Shop, Rear Room/W.C.

### **First Floor**

**Flat 1B** – Hall, Lounge, 2 Bedrooms, Kitchen, Bathroom/W.C

### **Second Floor**

**Flat 1A** – Hall, Lounge 1 Bedroom, Kitchen, Bathroom/W.C

### **Outside**

Yard to the rear.

### **Joint Auctioneers**

