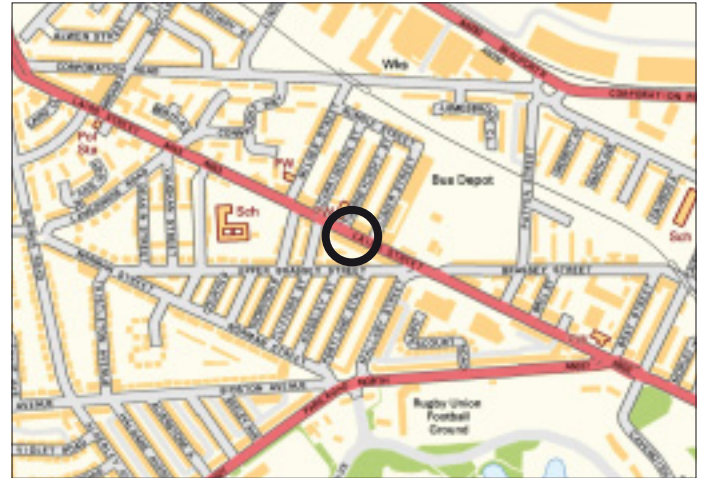


On behalf of Wirral Council

LOT
117

112 Laird Street, Birkenhead, Merseyside CH41 8EN
VACANT COMMERCIAL/RESIDENTIAL

Guide price **£25,000 +**



Not to scale. For identification purposes only

A vacant ground floor lock up shop together with self-contained first floor living accommodation. The shop benefits from electric roller shutters to the front. The upper floors are in need of refurbishment.

Situated

The premises are situated fronting Laird Street with a local neighbourhood parade in the block between Thornycroft Street and Plumer Street, within

a predominantly residential area, close to Birkenhead Park.

Ground Floor Shop

Sales area 21.26m² (229 sq ft)
Office 14.75m² (159 sq ft)
Kitchen 5.43m² (55 sq ft) WC

First Floor

(Not inspected) We have assumed the following accommodation: Kitchen/living room, 2 bedrooms, bathroom (Prospective parties should make their own enquiries to ensure the correct accommodation details)

Outside

Rear yard

Fees

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT The auctioneer will charge a buyer's administration fee of £550 + Vat

