

LOT
62

5 & 5a Grange Mount, Prenton, Merseyside CH43 4XN COMMERCIAL INVESTMENT

GUIDE PRICE £40,000–£45,000



The property comprises a two storey middle terraced retail unit to the ground floor together with a one bedroomed flat to the first floor. The property benefits from double glazing, central heating and roller shutters. The flat is currently let by way of an Assured Shorthold tenancy at a rental of £4,500 per annum. The ground floor would be suitable for a number of uses and benefits from planning permission to convert into a one bedroomed self-contained flat.



Not to scale. For identification purposes only

Situated The property is situated on Grange Mount, within the Prenton area of Merseyside, close to Birkenhead. Birkenhead is located on The Wirral, close to Liverpool city centre, with access through the Mersey Tunnel. Grange Road connects to Whetstone Lane (A5029), which in turn links to Borough Road (A552).

Ground Floor

Retail area, storage room, WC.
Access to Basement.

First Floor

Flat Access through a separate rear entrance. Lounge, Kitchen, Bedroom and shower room/WC.

Outside

Rear yard.