

LOT  
**24**

**46 Old Bidston Road, Birkenhead, Merseyside CH41 8BL**

**\*GUIDE PRICE £38,000+**

- **Single storey retail unit**
- **Let producing £4,800 per annum.**

**Description** Tenanted single storey detached sandwich shop which is let for 5 years from 2015 with a current rent passing of £4,800 per annum. The tenant has refurbished the shop to a high standard.

**Situated** Off Duke Street off Park Road North leading into Birkenhead town centre. The property serves nearby commercial, industrial and residential occupiers.

**Ground Floor Sandwich Shop**  
34.55 sq m (371.90 sq ft) WC & Wash Basin  
Kitchen 13.58 sq m (146.17 sq ft)

<b>TENANT</b>	<b>LEASE</b>	<b>TERMS</b>	<b>RENT</b>
Terence Flaherty trading as "The Gallery"	5 years from 20/07/2015	Effectively FRI rent review after 3 years	£400 pcm (£4,800 per annum)

