

LOT
88

90 Victoria Road, Wallasey, Merseyside CH45 2JF

*GUIDE PRICE £175,000+



Not to scale. For identification purposes only

- **Three storey end of terrace property benefiting from central heating and double glazing. Currently let producing a total income of £19,080 per annum**

Description A mixed use Investment Property currently producing in excess of £19,080. A three storey corner property providing a ground floor retail unit currently trading as a Hairdressers by way of a three year Lease with 18 months remaining. To the ground, first and second floors there are three one-bed self contained flats all let by way of Assured Shorthold Tenancies. The property is in good condition and benefits from central heating and double glazing.

Situated Fronting Victoria Road on a busy main road position in a popular and established location within close proximity to New Brighton Railway Station.

Ground Floor Shop

Main Salon area, three beauty rooms, staff room/Kitchen, WC

Ground Floor Annex

Flat 3 Lounge, Kitchen, stairs to bedroom and bathroom/WC

First Floor Flat 2 Hall, Lounge, Bedroom, Kitchen, Bathroom/WC

Second Floor Flat 1 Hall, Lounge, Bedroom, Kitchen, Bathroom/WC

Outside Yard to the rear