

LOT

98

# 145 Laird Street, Birkenhead, Merseyside CH41 0AA

\*GUIDE PRICE £50,000–£60,000



Not to scale. For identification purposes only

- **Retail unit with vacant one bed flat above. Retail unit let on a 10 year lease at £4,800pa. Electric steel roller shutters, double glazing, central heating.**

**Description** A two storey middle terraced mixed use property comprising a ground floor retail unit together with a one bedroomed self-contained flat above accessed via a separate rear entrance. The ground floor is currently let as a printing company by way of a 10 year lease at a rental of £4800.00 per annum. The first floor flat is currently vacant. The property benefits from electric steel roller shutters, double glazing and central heating. When fully let the potential rental income is in excess of £9,000.00 per annum.

**Situated** Fronting Laird Street (A553) on a main road position within close proximity to Birkenhead Park.

**Ground Floor Shop** Main Sales Area, Rear Room, Kitchen, WC.

**First Floor** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

**Outside** Yard to Rear.

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