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# 369 Borough Road, Birkenhead, Merseyside CH42 0HA

\*GUIDE PRICE £40,000+



- **Retail unit with flat above producing £5,800 benefitting from double glazing and central heating.**

**Description** A two storey middle terrace property consisting of a retail unit currently trading as a shoe repair shop at a nominal rental of £1,040.00 per annum. To the upper floor there is a two bedroomed flat accessed via a separate rear entrance which is currently let by way of an Assured Shorthold Tenancy producing £4,740.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** The property is situated on Borough Road at its junction with Willmer Road within close proximity to The Pyramid Shopping Centre.

**Outside** Rear Yard, WC.

**EPC Rating** D

**Ground Floor Shop** Main Sales Area, Kitchen.

**First Floor Flat** Hall, Living Room, Kitchen, two Bedrooms, Bathroom/WC. Utility Room.