

LOT

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369 Borough Road, Birkenhead, Merseyside CH42 0HA

*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- **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 bed roomed flat accessed via a separate rear entrance which is currently let by way of an Assured Shorthold Tenancy producing £4,740.00 per annum however we believe the tenants are due to vacate at the end of November 2016. The property benefits from double glazing and central heating. We are advised by the vendor that mass redevelopment to include a community centre is to take place within the area however interested parties should make their own enquiries.

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.