

LOT

51

## 6 Charing Cross, Birkenhead, Merseyside CH41 6EJ

\*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

- **Three storey commercial property with planning permission to trade as a hot food takeaway.**

**Description** A vacant three storey commercial property arranged as a ground floor retail unit together with basement workshop and store room to the first floor. The property has the benefit of full planning permission to trade as a hot food takeaway premises or alternatively could be used for a variety of other uses subject to any necessary consents. The potential income when let being in excess of £7,800 per annum.

**Situated** Off Grange Road West on the bend of Charing Cross in a prominent main road position within walking distance to Birkenhead town centre amenities, schooling and transport links.

**Basement** Work Bench, WC and Sink (4.75m × 4.04m)

**Ground Floor** Main Sales Area (4.34m × 2.08m), Rear Trading Area (4.09m × 2.01m)

**First Floor** Store Room (4.75m × 4.65m)