



- **Mixed use investment property producing £19,600 per annum.**

Description A mixed use Investment Property currently producing a rental income of £14,400 per annum. A detached double fronted part two/part single storey property comprising a ground floor Restaurant holding 75 covers, together with a one-bedroomed flat above accessed via a separate side entrance. The property benefits from original windows, gas central heating and a beer garden. The Restaurant is trading as "The Old Bank Bistro" and currently let by way of a 5 year Lease producing an income of £14,400 per annum. The flat is currently let by way of a rolling 6 month Assured Shorthold Tenancy.

Situated Fronting Upton Road at its junction with Hoylake Road in an established location and retail parade amongst local and multiple traders and within easy reach of Moreton Train Station.



Not to scale. For identification purposes only

Cellar Boiler Room

Ground Floor Main Restaurant with 75 covers and Bar Area, Kitchen/Prep Room, Office, Storeroom, Ladies & Gents WCs

Flat Hall, Kitchen, Bathroom/WC, Bedroom, Lounge

Outside Beer garden. Open car park to rear.

EPC Rating G

