



- **Three storey property comprising two ground floor retail units with 14 rooms to the first and second floor. Planning for a 12 bed HMO. Potential rental approx £65,000 per annum.**

Description A substantial three storey corner property comprising 2 ground floor retail units together with 14 rooms to the first and second floor. Planning has been approved for a 12 bed HMO and the property is HMO Compliant. There is also planning permission for change of use of public bar into 2 separate ground floor units consisting of a restaurant and a Massage & Beauty Treatment clinic, with 5 treatment rooms at first floor and a 2 bedroom managers flat and the conversion of the second floor into 5 bedrooms for “live in” staff together with lounge/kitchen, WC and Bathroom (planning reference number APP/17/01213). The property has recently been refurbished to include replastering throughout, double glazing, central heating and newly fitted kitchen and bathrooms. The ground floor has been converted to provide 2 good sized separate retail units with separate entrances suitable for a number of uses, subject to any relevant consents. When the property is fully let the potential rental income is approximately £65,000 per annum.



Not to scale. For identification purposes only

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Situated Fronting Oxton Road on the corner of Charing Cross, this is a main road position close to local amenities, schooling and within walking distance to The Pyramid Shopping Precinct and Birkenhead town centre.

Second Floor Seven Rooms, Bathroom, Separate WC. Lounge/Kitchen

Outside Rear Yard

Ground Floor Unit 1 Main sales area, WC.
Unit 2 Former Restaurant

First Floor Seven Rooms, Bathroom/WC, Communal Lounge, Kitchen

