



- **A substantial mixed use property suitable for conversion and benefiting from planning permission for a 12-bed HMO investment.**

Description A substantial three storey corner property comprising two 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 two separate ground floor units consisting of a restaurant and a Massage & Beauty Treatment clinic, with five treatment rooms at first floor and a two bedroom managers flat and the conversion of the second floor into five 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 two 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