

LOT

13

4 Rowson Street, New Brighton, Merseyside CH45 5AT

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Mixed use property. Double glazing and central heating. Potential income £12,000 per annum.**

Description A three storey mixed use property comprising a ground floor retail unit together with a three bed roomed flat above. The shop was until recently trading as a Record/Music Store and would be suitable for a number of uses, subject to any relevant consents. The flat benefits from double glazing and central heating and is ready for immediate occupation. The property can be let as a whole or to two individual tenants. Once fully let the property would have a potential income of approximately £12,000 per annum.

Situated Fronting Rowson Street (B5143) which is off Seabank Road (A554) in a popular and well established location in New Brighton close to local amenities.

Lower Ground Floor Basement
One room

Ground Floor Main Sales Area, two Rooms, WC,

First Floor Flat Hall, Lounge, Kitchen/Diner, Large Family Bathroom/WC

Second Floor Three Bedrooms

Outside Decked Rear Garden