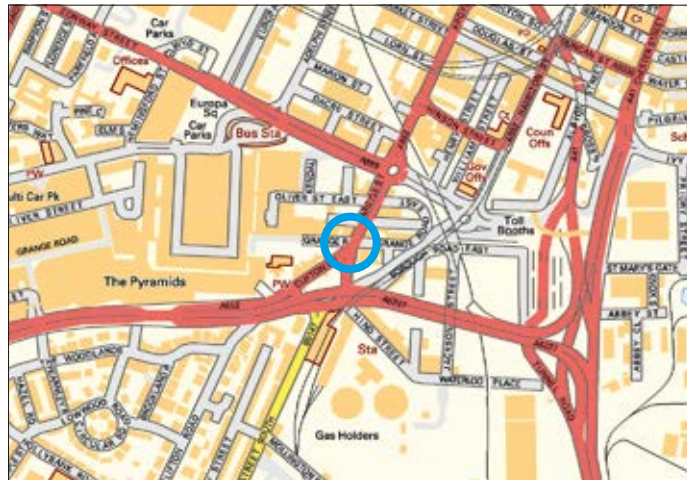




- **Mixed use investment currently producing £24,900 per annum.**

Description A three storey mixed use terraced property comprising two bars on the ground floor and basement together with two self contained flats on the upper floors (one one-bed and one two/ three-bed), accessed via a separate front entrance. The property has recently been refurbished to a high standard to include state of the art CCTV throughout, double glazing and central heating. The ground floor bar is currently trading on a rolling contract at a rental of £1200 pcm. The two flats are currently let for a term of 12 months by way of Assured Shorthold Tenancies producing £10,500 per annum. The total net rental income is currently £24,900 per annum. The lower ground bar is vacant and suitable for immediate trading. Alternatively the property would be suitable for conversion to provide a 15 bed HMO investment property, subject to any necessary consents, and if let at £70pppw the potential income would be in excess of £54,000. The bars and the flats are currently on separate Titles.



Not to scale. For identification purposes only

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Situated Fronting Argyle Street within close proximity to Birkenhead town centre amenities and Transport Links.

Basement Bar area, Snug Room, Ladies & Gents WC, Store/Pump Room.

Ground Floor Bar area, WC, Private VIP area, Dance Floor, stairs to Ladies & Gents WCs

First Floor Flat A Hall, Bedroom, Living Room/Dining Room, Kitchen, Bathroom/WC with walk in shower

Second Floor Flat 2 Hall, two/three Bedrooms, Living/Dining Room, Kitchen, Bathroom/WC

Outside Rear Yard/Fire Escape