

LOT  
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58 Argyle Street South, Birkenhead, Merseyside CH41 9BX

GUIDE PRICE **£60,000+**\*

VACANT COMMERCIAL

- Ground floor retail unit together with a one bedroomed flat above

A two storey end of terrace property comprising a ground floor retail unit together with a one bedroomed flat above, accessed via a separate side entrance. The ground floor has most recently been used as The Coffee Stop Café and would be suitable for continued use or a variety of other uses subject to any necessary consents. The flat above is currently tenanted producing £3,000 per annum. The potential rental income when fully let would be approximately £9,000 per annum.

**Situated** Off Borough Road (A552) in a popular and well established location within close proximity to all local amenities and transport links.

**Ground Floor** Café (not inspected).

**First Floor** One Bedroomed Flat – Lounge, Kitchen, Bedroom, Bathroom/WC (not inspected).

**Outside** Yard to the rear.

