

LOT  
63

161 Ford Road, Wirral, Merseyside CH49 0TH

GUIDE PRICE **£78,000+**\*

COMMERCIAL INVESTMENT

### Description

A two-storey mid terrace commercial investment property comprising a ground floor retail unit together with ancillary storage accommodation to the first floor benefiting from carpet tiled floor coverings throughout, suspended ceiling with recessed fluorescent strip lighting and three phase electricity. The property is currently let to 'Sunbed Studio' by way of a FRI Lease for a term of 5 years from 23rd June 2016 at a current passing rent of £9,000 per annum.

### Situated

Fronting Ford Road on a similar parade of shops within close proximity to local amenities and transport links. Approximately 2.5 miles from Birkenhead town centre and 8.5 miles from Liverpool city centre.

### Ground Floor

Main Sales Area comprising various sunbed rooms, Kitchenette, WC Facilities (1,028sq ft)

### First Floor

Ancillary accommodation (432sq ft)

### Note

Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.

### Joint Agent

SK Real Estate

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