

LOT
21

2 Alderley Avenue, Birkenhead, Merseyside CH41 0EP

GUIDE PRICE **£75,000+***

MIXED USE

Description

A three storey end of terraced mixed use investment opportunity which is currently part let producing £4,500 per annum. The potential rental income when fully let is approximately £12,000 per annum. The property comprises a ground floor retail unit currently let by way of a 3 year lease from 2022 to 2025 as a Hair Salon and producing £4,500 per annum. To the first floor, accessed via a separate front entrance is a one bedroom self-contained flat with two attic rooms. Following minor cosmetic work the property would be suitable for investment purposes with a potential rental income of £7,200 per annum. The property benefits from double glazing and central heating.

Situated

Off Park Road North (A5027) in a popular and well established location close to local amenities, Claughton village shopping, schooling and transport links. Approximately 6.7 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, two Beauty Rooms, Kitchen/Diner, WC

First Floor

Flat Shower/WC, Open Plan Lounge/Kitchen, Bedroom

Second Floor

Two Attic Rooms

Outside

Yard to the Rear

EPC Rating

Shop TBC. **2a D**



Council Tax Band

A

