

LOT
44

49–51 Poulton Road, Wallasey, Merseyside CH44 9DD

GUIDE PRICE **£160,000+***

MIXED USE

Description

A double fronted three storey middle terraced property part let currently producing a total rental income of £8,340 per annum. Number 49 comprises a ground floor retail unit currently let as a hairdressing salon producing £3,840.00 per annum together with a vacant three bedroom flat above. Number 51 comprises a ground floor one bedroom flat let producing a rental income of £4,500.00 per annum together with a vacant two bedroom flat above. The property benefits from double glazing, electric heating and is in need of refurbishment and modernisation. It would be suitable for reconfiguration or full flat conversion, subject to gaining any necessary consents.

Situated

Fronting Poulton Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor

Shop Salon, WC, Kitchenette, Treatment Room.

Flat 51a Hall, Bedroom, Living Room, Kitchen, Bathroom/WC

First Floor

Flat 51b (Duplex) Hall, Living Room, Bedroom, Kitchen, Bathroom/WC

First Floor Flat 49a Kitchen, Living Room, Bathroom/WC, Bedroom.

Second Floor

51b Further Bedroom.

Second Floor Flat 49a Two Bedrooms.

Outside

Rear Yard.



EPC Rating

Shop 49a E. 51a E. 51b F

Council Tax Band

TBC

