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14 Mallaby Street, Birkenhead, Merseyside CH41 8DF

GUIDE PRICE **£65,000+**\*

MIXED USE

### Description

A good sized mixed use investment opportunity comprising a ground floor retail unit together with accommodation above. The property benefits from planning permission to convert to provide three self-contained flats (two × two and one × one bed). Planning Ref No: RETX/25/00966 Planning permission (APP/22/01238) for four × skylights was granted on 24th February 2023 and have since been fitted. The property benefits from partial double glazing and steel roller shutters. Following such conversion the potential rental income is approximately £24,500 per annum.

### Situated

Off Laird Street (A553) in a popular location close to local amenities. Liverpool city centre is approximately 5 miles away.

### Ground Floor

**Shop** Main Sales Area, Two Rear Rooms, Kitchen

### Tenure

Freehold

### First Floor

Four Rooms, Bathroom/WC.

### Outside

Yard to the rear.

### EPC Rating

E

