

LOT  
**30**

## 110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG

VACANT COMMERCIAL/RESIDENTIAL INVESTMENT

Guide price **£65,000 +**



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**A mixed use investment property comprising a vacant former public house on the ground floor and basement, with two self contained flats on the upper floors. The upper floors are let to Wirral Methodist Housing Association for a term of 21 years from 1st March 1995 with 3 yearly rent reviews at a current rental of £4006.96 per annum. (The next rent review is due 1st March 2013, it is understood that the rent has not been reviewed since March 2001).**

Not to scale. For identification purposes only

### **Situated**

The property is situated fronting Argyle Street close to Hamilton Square and on the fringe of Birkenhead town centre.

### **Basement**

**Bar area** – 57m<sup>2</sup> (613 sq ft) approx  
Kitchen WC

### **Ground Floor**

**Bar area** – 46m<sup>2</sup> (495 sq ft) approx  
WC

### **First Floor**

**Flat 1** – Bedroom, Living Room/  
Dining Room, Kitchen, Bathroom.

### **Second Floor**

**Flat 2** – 2 Bedrooms, Living/Dining  
Room, Kitchen, Bathroom.