

LOT
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145 Laird Street, Birkenhead, Merseyside CH41 0AA

MIXED USE INVESTMENT

Guide price **£50,000–£60,000**



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Not to scale. For identification purposes only

A two storey middle terraced mixed use property comprising of a ground floor retail unit together with a one bedroomed self-contained flat above accessed via a separate rear entrance. The ground floor is currently let as a Pawn Broker by way of a renewed 3 year lease at a rental of £3,996 per annum. The first floor flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,560 per annum. The property benefits from electric steel roller shutters, double glazing and central heating.

Situated

Fronting Laird Street (A553) on a main road position within close proximity to Birkenhead Park.

Ground Floor Shop

Main Sales Area, Rear Room, Kitchen, WC.

First Floor

Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside

Yard to Rear.