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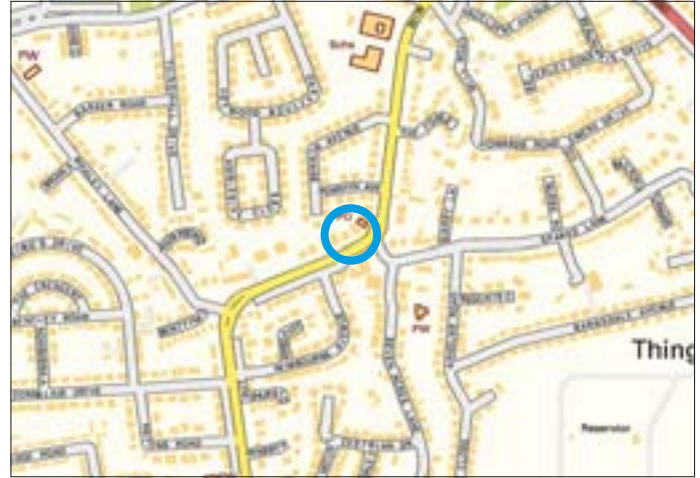
**515 Pensby Road, Thingwall, Wirral, Merseyside CH61 7UQ**

**COMMERCIAL INVESTMENT**

**GUIDE PRICE £110,000 +**



A two-storey semi-detached property comprising of a ground floor retail unit together with a one bedroomed self-contained flat above. The ground floor is vacant and previously traded as a Cafe which is in good order throughout with a potential rent of £12,000 per annum. The flat above is let on an Assured Shorthold Tenancy producing £4,800 per annum. The ground floor benefits from steel rollers shutters and the first floor benefits from double glazing.



Not to scale. For identification purposes only

**Situated** Fronting Pensby Road within Thingwall Village forming part of a small parade of shops within close proximity to all local amenities and local transport and motorway links.

#### **Ground Floor**

Cafe - Main Retail Area, Servery, Office, Lobby, Kitchen, WC (1,111 sq.ft).

#### **First Floor**

**Flat** - Hall, Lounge, Kitchen, Bedroom, Bathroom, Separate WC

#### **Outside**

Rear Yard/Garden.