

LOT  
**110**

# 128-130 Seaview Road, Wallasey, Merseyside CH45 4LD

COMMERCIAL INVESTMENT

**GUIDE PRICE £175,000+**



Not to scale. For identification purposes only

A substantial two storey double fronted retail unit together with a five-bedroomed house above accessed via a separate side entrance and currently let as an HMO Investment and is fully HMO Compliant. The five letting rooms all benefit from ensuite bathroom/WCs and there is a communal lounge and kitchen. The whole property has recently been fully refurbished to a high standard to include double glazing, central heating, new kitchen and bathrooms and new carpeting throughout. The ground floor unit is currently let producing £12,000 per annum. The five rooms above are currently let at a rental of £65.00 per room per week. The total annual rental net income being £28,900.

**Situated** Fronting Seaview Road on the corner of Thirlmere Drive in an established retail position close to local amenities to include Asda Supermarket.

### **Ground Floor**

Reception Room, Main Office, Meeting Room, Breakfast Kitchen, Storage Room, Rear Office, WC.

### **First Floor**

Hall, Communal Lounge, Communal Kitchen, Bathroom/WC, two Studios.

### **Second Floor**

Two Studios. One Separate Room.

### **Outside**

Covered Yard with double gates.