

LOT
37

179 Poulton Road, Wallasey, Merseyside CH44 9DG

COMMERCIAL INVESTMENT

***GUIDE PRICE £80,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10002049

Not to scale. For identification purposes only

Tenanted mixed commercial and residential investment property incorporating a ground floor retail unit plus two self-contained flats above with an approximate current annual income of £14,600. The retail unit is currently let to Jeanette's Barber Shop at a rental of £200pcm (£2,400pa), let to July 2015, renewal lease for 2 years, to July 2017 will be completed prior to auction. Flat 1 is let at £350pcm (£4,200 per annum). Flat 2 is let at £450pcm (£5,400 per annum) until 17th November 2015. The rents for the two flats are paid to the landlord by standing order.

Situated The property has a frontage to Poulton Road and lies approximately one mile from the Kingsway Tunnel linking to Liverpool city centre.

Ground Floor

Retail Unit 26.04m² (280sq ft)
Rear Room 13.8m² (148sq ft)
WC.

Flat 1 One bedroom flat

First Floor Flat 2 Kitchen with fitted units, built in oven and hob, central heating boiler, shower/WC, bedroom, living room.

Second Floor Attic bedroom

Outside Yard and Garage to the rear. We are advised the garage is currently let on an informal basis as a storage unit at a rent of £50 per week.