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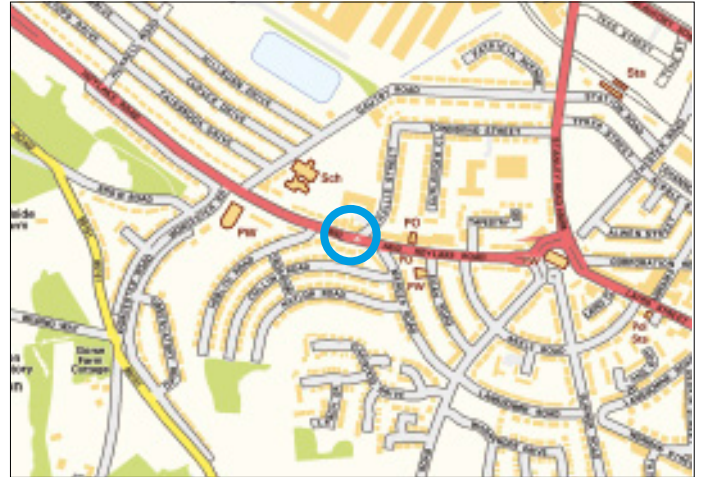
# 48 Hoylake Road, Birkenhead, Merseyside CH41 7BY

\*GUIDE PRICE £60,000+



## A DOUBLE FRONTED SHOP UNIT TOGETHER WITH A 2 BEDROOMED SELF CONTAINED FLAT ABOVE

**Description** A Freehold double fronted shop unit together with a 2 bedroomed self-contained flat above accessed via a separate side entrance. The property benefits from double glazing and there is central heating in the flat. The shop would be suitable for a number of uses, subject to any relevant planning consents. There is an advertising hoarding let to 'Wrexham Signs' at £400 per annum. The potential income when fully let being in excess of £11,900 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Hoylake Road on the corner of Challis Street in a prominent location on a busy main road position.

**Ground Floor**  
L Shaped Main sales area, rear room, Kitchen, W.C.

**Ground Floor Flat**  
Entrance Hallway

**First Floor**  
Open plan Lounge/Kitchen, 2 Bedrooms, Bathroom/W.C.

**Outside**  
Rear yard and steel rear gate.

**EPC Rating G**