

LOT

27

378 Poulton Road, Wallasey, Merseyside CH44 4DD

\*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **A retail unit and workshop with three one-bed flats above. The flats are producing £14,040 per annum.**

**Description** A three storey dormer style corner property providing a ground floor retail unit and workshop together with three one-bed self-contained flats above accessed via a separate side entrance. The property benefits from double glazing, central heating and electric roller shutters. The shop is vacant and would be suitable for a number of uses, subject to any relevant planning consents. The three flats are currently let by the way of Assured Shorthold Tenancies at a rental of £14,040 per annum. When fully let the potential annual income being in excess of £18,800

**Situated** Fronting Poulton Road on the corner of Cloughton Drive close to local amenities and Wallasey Tunnel.

**Ground Floor Shop** Main Sales area, WC, Kitchenette Rear workshop with WC

**First Floor Flat 2** Lounge, Kitchen, Bedroom, Bathroom/ WC

**Flat 3** Lounge, Kitchen, Bedroom, Bathroom/WC

**Second Floor Flat 4** Lounge, Kitchen, Bedroom, Bathroom/ WC

**Outside** Yard to Rear.