



£220,000

71-73 Seaview Road
Wallasey | Wirral | CH45 4QW

PROPERTY
CENTRE

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SALES ▪ LETTINGS ▪ COMMERCIAL ▪ LAND

DESCRIPTION

Exciting opportunity to purchase a Freehold Investment.

2 Shops on the ground floor, with 2 large self-contained flats above having separate main road access off Seaview Road.

Both apartments on the first floor are two bedrooms and both benefitting from gas central heating and double glazing.

Added bonus of additional income from a gable end advertising hoarding.

All units fully let producing a Total Annual Income of £20,200 per annum

The property enjoys a prominent main road position, just a short stroll from Liscard town centre, in a well-established parade on the corner of Seaview Road and Burns Avenue. ASDA supermarket is a short distance away.

Early viewing comes highly recommended as it's a great location for local and passing



SUMMARY

71 SEAVIEW ROAD

To the rear is an enclosed yard shared by the shop and apartment.

Sales Area - 609 sq. ft.

73 SEAVIEW ROAD

To the rear is a yard providing parking and a garage.

Sales Area - 490 sq.ft.

Office - 115 sq.ft.

Kitchen - 45 sq.ft.

Rear yard with parking

The four properties, two commercial shop premises (71 & 73) and two first floor residential flats (71a & 73a) are all let separately.

71 Seaview Road – New 3 year lease from 24th February 2020 @ £4,860 per annum

73 Seaview Road including Garage – New 3 year lease from 3rd November 2019 @ £5,160 per annum.

71a Seaview Road – Let on a shorthold tenancy for a term of 12 months from 29th October 2017 at a rental of £395 per month.

73a Seaview Road – Vacant, estimated income £395 per month.

Advertising Hoarding £58.33 per month

Yearly Total: £20,200

