



Asking Price of £110,000
1 & 1b Grange Mount
Wirral | Birkenhead | CH43 4XN

**PROPERTY
CENTRE**

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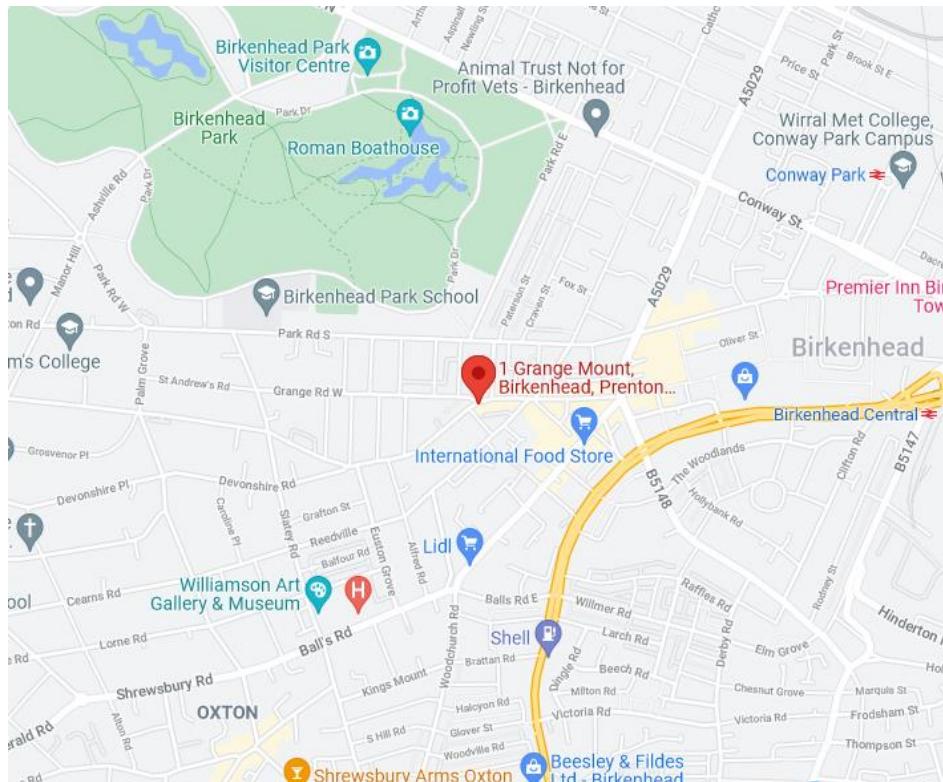
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SALES ■ LETTINGS ■ COMMERCIAL ■ LAND

DESCRIPTION

We are pleased to offer for sale, a two storey semi commercial investment comprising of a commercial unit to the ground floor and a two bedroom flat to the first floor. Both of which are occupied and the investment is to be sold with the tenants in situ.

Location



SUMMARY

Situated in a much sought after area both residential and commercial wise, it is nearby to local amenities including regular transport links to Liverpool and other surrounding areas.

The shop unit is currently let at £500 PCM on a 5 year lease from March 2021. The shop unit comprises of a large trading area, storage room, and a further covered storage area to the rear. The shop also benefits from roller shutters.

The flat is currently let on an AST at £500 PCM from April 2021. The flat is fully self-contained and accessed off the main road Grange Mount and has been newly refurbished to a high specification throughout. The flat briefly comprises of a living room, kitchen, bathroom and two bedrooms.

Both the shop and the flat produce an annual income of £12,000 and a great rental yield of over 10%

Please note, a condition of this sale is the Property Centre will remain the managing agents of the entire property for a minimum of 12 months following completion.

