

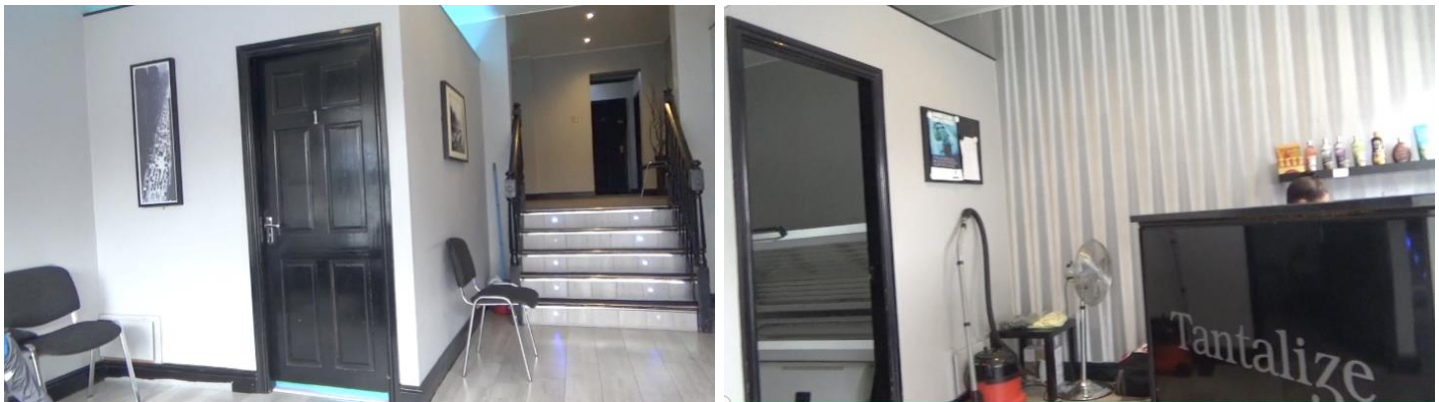
Freehold Investment Property For Sale, 120 Duke Street, BKirkenheas, Wirral, CH41 8BT

FOLIO: 65716



- Freehold Investment Property
- Secure Lease & Established A.S.T.
- Busy Parade Location
- Ground Floor Shop & Self Contained First Floor 2 Bed Flat
- Excellent On-Street Parking

An opportunity to purchase an extremely attractive Freehold Investment Property comprising of a Substantial Ground Floor Retail Shop that is currently let on a secure 10 year lease from Lease from 1st May 2023. Above on the First Floor there is a Self Contained 2 Bedroom Flat Rooms let on an Assured Shorthold Tenancy Agreement. The Property is offer subject to the current leases with the Shop producing a Rent of £600 per month (£7,200 P.A.) and the Flat is Let producing £425 per calendar month (£5,100) from 1st April 2020. The Property occupies a Bold Main Road Trading Position close to Birkenhead Park Railway Station in a Busy and well populated area of Wirral. This prominent Trading Position that benefits free on street parking and in the immediate area there is a mixture of local shops, a Convenience Store etc.. The Property is well kept & presented and is offers an 8.8% return on Capital for a suitable Investor. There Ground Floor Shop is on two levels which are currently partitioned for Sunbed rooms. To the rear, there is a Brewing Area & Store. The First Floor is accessed from the Rear Yard to the Self Contained first floor Flat comprising of a Large Lounge, Kitchen, 2 Bedrooms & a Bathroom. Outside, there is a Shared Rear Yard. The flat has the benefit of Gas Central Heating & Seal Unit Double Glazing.



Full details are as follows and there is also a **walk through video available at** https://youtu.be/yJ_QFKcUg6M

DOUBLE FRONTED SALES SHOP with Modern Sealed Unit Double Glazed Shop Front, Roller Shutters To Front.

FRONT SHOP AREA 20'2 X 17'8 with Reception Counter, Panelled Ceiling with Inset Spotlights, Two Partitioned Tanning Booths, Laminate Seating Area, 5 Steps up to:-

REAR SHOP AREA 12'8 X 21'3 Partitioned in 1 Tanning Booth (9' X 7'3) and Store Room (12'8 X 6'9).

SEPARATE W.C. with Wash Basin, Ceramic Tiled Floor, Panelled Walls, Inset Spotlights.

FURTHER TANNING BOOTH 9 X 6'9 **REAR TANNING BOOTH** 10' X 8'9

SIDE BREWING AREA with Single Drainer Stainless Steel Sink Unit set into Base Cupboard Unit.

SEPARATE ACCESS from Rear to SELF-CONTAINED FLAT

A Turned Timber Staircase leads to:-

KITCHEN 14'3 X 9'9 Maximum with Base & Wall Cupboard Units having Electric Hob & 'Hotpoint' Oven beneath, Single Drainer Stainless Steel Sink Unit with Mixer Taps, Extensive Roll Top Work Surfaces, Plumbing for Washing Machine, Wall Mounted Gas Combi Boiler, Seal Unit Double Glazed Window to Rear, Vinyl Floor Covering.

SPACIOUS RECEPTION HALL 27'6 X 5'8 with Single Radiator.

LARGE LOUNGE 19'8 X 13' with Two Sealed Unit Double Glazed Windows to Front, Single Radiator.

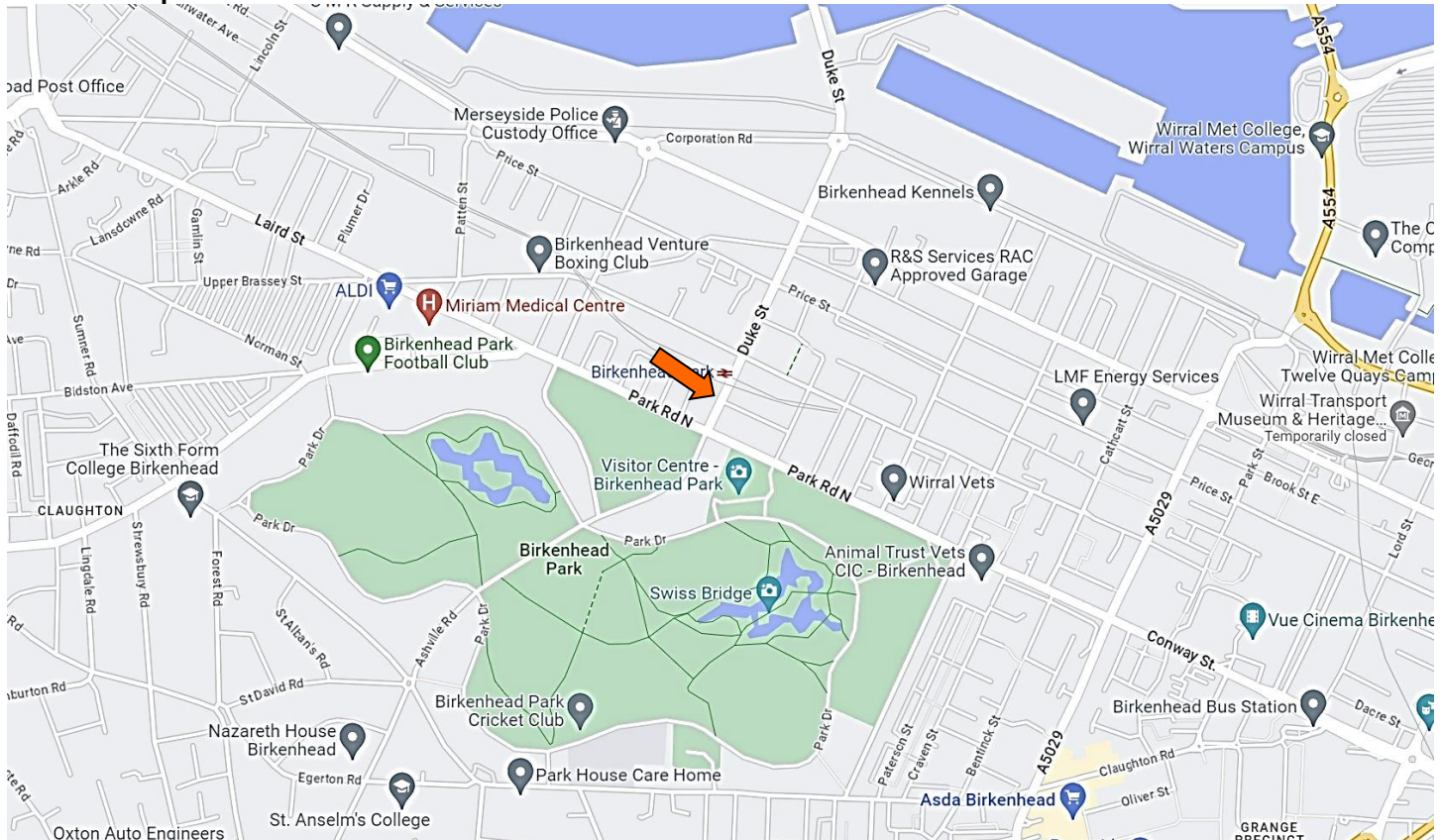
REAR BEDROOM 1 12'7 X 15'6 with Double Radiator, Sealed Unit Double Glazed Window.

FRONT BEDROOM 2 15'6 X 8'6 Single Radiator, Seal Unit Double Glazed Window.

BATHROOM with Panelled Bath, Pedestal Wash Basin, W.C. (Low Suite) Tiled Surrounds, Vinyl Flooring.

OUTSIDE - SHARED REAR YARD.

Location Map



THE PRICE for the **FREEHOLD PROPERTY** is the sum of:

£140,000 (ONE HUNDRED AND FORTY THOUSAND POUNDS)

A LOAN should be available to a suitable Applicant subject to Status.

VIEWING By prior Telephone Appointment **ONLY** through the SOLE SELLING AGENTS Saville & Woods Ltd.

PLEASE DO NOT VISIT THESE PREMISES WITHOUT A PRIOR TELEPHONE APPOINTMENT OR APPROACH A MEMBER OF STAFF.

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**

