

Fine Freehold Investment Opportunity **Price £119,950**

The Ground Floor Retail & First Floor Self Contained Flat – both Currently Let

67 & 67A ST PAUL'S ROAD, WALLASEY CH44 7AJ

The Freehold Property is offered for sale subject to a 3 year lease at a rental of £7,560 P.A. of the Ground Floor Shop Let as a Café and the First Floor Apartment let on an Assured Shorthold Tenancy Agreement from 18th August at £6,780 P.A. A Gross Rent of £14,340. Offering an 11.95% return on Capital. **There is a Walk-Through Video at <https://youtu.be/6Xo7CkSfQ3A>**



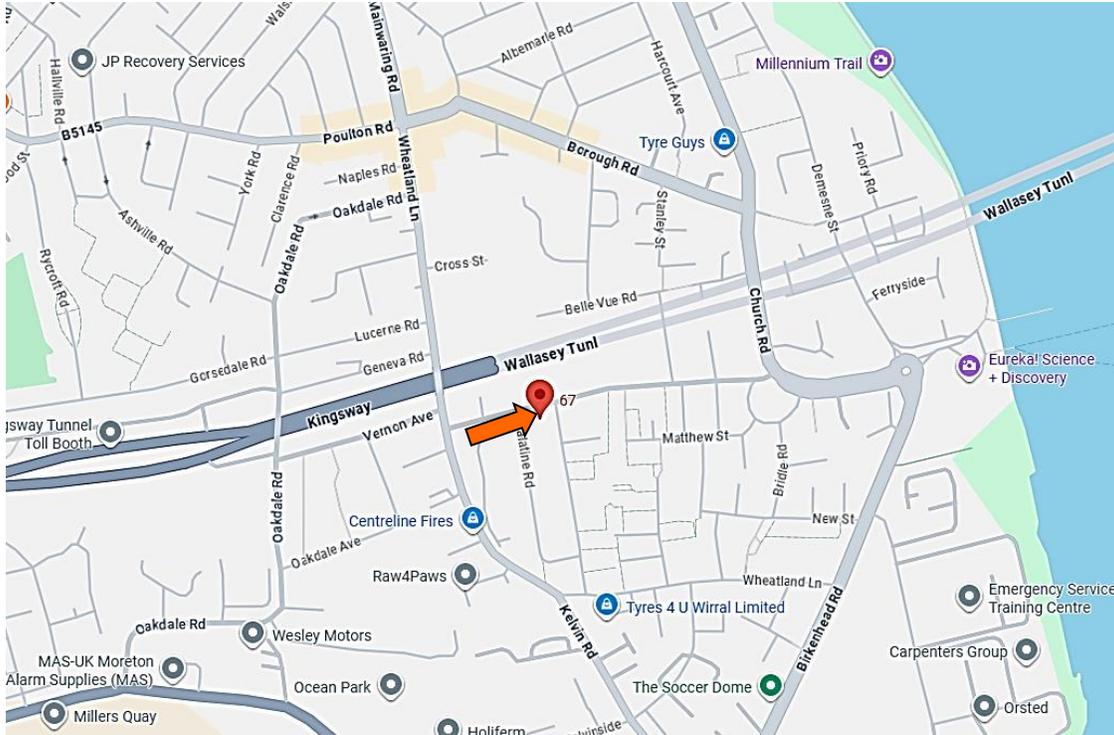
Location Situated in a Prominent Main Road Location in a Busy & Well Populated area of Wallasey, Wirral. This is a Local Shopping Area that consists of a number of local retailers and a Post Office serving this Densely Populated area which has the benefit of on-street parking together being on a Main Bus Route and close to the Motorway Network/Mersey Tunnell. Situated away from the Center of Liscard the area offers the facility to be able to park and access the shops which makes this a convenient destination in addition to local users. The property offers a Spacious Extended Shop Unit with Sited Ground Floor Shop ideal for a variety of Retail or Service uses. It has previously successfully operated as a hairdressers and more recently as a café. Briefly the accommodation includes Front Sales & Rear Shop Areas, Rear Kitchen, Good Sized Rear Room & Sep W.C. . The Unit has Class E of the Planning Use Classes Order it is suitable for numerous retail uses. **There is a walkthrough video available at <https://youtu.be/23FpRYEURk4>**

Full Details are as follows:-

SALES SHOP FRONT AREA 20' X 16'6 With Electric Roller Shutters to Front. Laminate Flooring. Fitted Single Drainer Stainless Steel Sink Unit with 'Triton' Water Heater, Fitted Counter with Roll Top Vinyl Working Surface.

SEPARATE W.C. (Low Suite) with Wash Basin having WM Airmaster Hand Dryer.

Location Map



Shop Heads Lease Terms

Term: 3-year lease from 9th January 2026. **Rent:** £630.00 per calendar month, payable monthly in advance by Standing Order/Direct Debit.

Rent Deposit: £1,650. **Repairs:** Tenant is responsible for internal & External repairs, decoration, Shop Front, Shutters and to pay a fair proportion towards the making, supporting, repairing, cleansing and amending of all party walls, gutters, sewers, drains, pipes and other things of use which is common to the said premises and to the neighbouring property.

Insurance: The tenants will reimburse the landlord for the full cost of insuring the demised premises.

Alienation: Not to assign, under-let or part possession with the premises or any part of them, without the previous consent of the landlord, such consent not to be unreasonably withheld.

Use: Not to use the premises for any purpose other than as Retail Shop as defined by Category E of Use Classes Order 1987 (as amended), landlord's written consent required for any change of use.

Alterations: Not to carry out any structural alterations to the premises without submitting plans to the landlord & seeking his prior written consent. The landlord shall retain the right for re-instatement of any alterations to the premises.

Services: Tenant is responsible for the cost of the normal services i.e. electricity, water etc. together with normal outgoings rates etc.

Shop Heads Lease Terms

Assured Shorthold Tenancy Agreement from 18th August 2024 Current Rent at £565 p.c.m. (£6,780 P.A.)

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**

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