



Wallasey Village, Wallasey, Merseyside CH45 3LQ
Offers In Excess Of £150,000

 3 Bedroom  1 Reception  1 Bathroom  D

*** Investment Opportunity - Anticipated Gross Yield Of 10% - Commercial Unit & Large Occupied 3 Bed Flat Above on a new 12 Month AST from June 2023 - Viewing Strictly By Appointment Only ***

Hewitt Adams is delighted to offer For Sale this Vacant Commercial unit with a large Three Bedroom apartment above it, that has long standing professional tenants paying £625 PCM on a renewed 12 months AST from June 2023, in the heart of Wallasey Village.

The commercial unit comprises of: Hallway, Waiting Room, Inner Hallway, Treatment Room, Rear Room which has access to a WC and door to the rear elevation. We would expect this unit to rent out at £650 PCM.

The three Bedroom Apartment is accessed from the rear, and split over three floors and comprises of: Kitchen, Hallway, Lounge, three Bedrooms and a Bathroom.

There is an access right to park in the lane to the right of the building.

Tenancy Details

The tenants pay £625 PCM and are wanting to stay in the property. The apartment is fully compliant with an up to date EPC, gas safety and EICR with smoke and Co2 alarms where needed.

Apartment Details

The information below is for the apartment below.

Entrance

uPVC front door leading to the Kitchen.

Kitchen / Diner

13'04x13'02 (4.06mx4.01m)

Wall and base units with worktops, inset sink and drainer with mixer tap, space for a washing machine and fridge/freezer, integrated electric oven, hob and extractor fan.

Hallway

Radiator, built in storage cupboard, staircase to the first floor.

Lounge

13'04x13'02 (4.06mx4.01m)

Window to the front elevation, radiator.

Bedroom 1

10'05x8'06 (3.18mx2.59m)

Window to the rear elevation, radiator, wall mounted boiler with Co2 alarm.

Bathroom

Bath with glass shower screen, taps, thermostatic wall mounted shower, WC, wash basin with mixer tap, heated towel rail, fully tiled walls and floor, window to the side elevation.

First Floor

Allowing access to Bedroom 2 & 3

Bedroom 2

13'09x10'11 (4.19mx3.33m)

Window to the front elevation, radiator, built in cupboard.

Bedroom 3

12'07x7'0 (3.84mx2.13m)

Window to the rear elevation, radiator.

