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# FOR SALE

## MIXED USE INVESTMENT



## PRIME MIXED USE

BIRKENHEAD – 361 PENSBY ROAD, HESWALL, CH61 9NF

PRICE - OFFERS OVER £300,000 SUBJECT TO CONTRACT

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# BIRKENHEAD – 361 PENSBY ROAD, HESWALL, CH61

## DESCRIPTION

The property comprises a building of a ground floor commercial unit, a workshop / Industrial storage unit to the rear.

First & Second floors offering office accommodation. The property is situated with a mixed-use parade on Pensby Road, between Heswall and Pensby on the western side of the Wirral Peninsula. The unit is to the rear of the property and can also be accessed via a private entrance from Laurelhurst Avenue.

## ACCOMMODATION

### BUILDING TYPE

Office

### YEAR BUILT

1980

### NUMBER OF FLOORS

3

### BUILDING TYPE

589 SF

## TYPICAL FLOOR SIZE

578 SF

Converted property to provide 5 one-bedroom flats,

## TENURE

Freehold

## TENANCY

All tenanted at £400 PCM each.

Currently generating rental income £24,000PA

## VAT

No VAT

## EPC

Certificate and report are available upon request

## VIEWING

Strictly by appointment only.



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