



Asking Price of £90,000
58 Argyle Street South
Birkenhead | Wirral | CH41 9BX

PROPERTY
CENTRE

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SALES ▪ LETTINGS ▪ COMMERCIAL ▪ LAND

INVESTMENT CONSIDERATION

- Semi-Commercial Investment
- Ground Floor - Shop
- First Floor - One Bedroom Flat
- Both Currently Let
- Produce £9,900 Per Annum
- 11% Rental Yield
- Great Location
- Easily Accessible



TENANCIES AND ACCOMMODATION

PROPERTY	ACCOMMODATION	LESSEE & TRADE	TERM	CURRENT RENT £ P.A.	NOTES
58 Argyle Street South (Ground Floor)	Shop: 60 SQ M (650 SQ FT) Serving area with counter, preparation room, kitchen, freezer room and WC	'Belly Busters' Fast-food Takeaway	5 Years from 2020	£5,400 PA	<ul style="list-style-type: none"> ▪ FRI Lease
Flat 1, 58 Argyle Street South (First Floor)	Hall, landing, lounge, bedroom, kitchen and bathroom.	Individual	Assured shorthold tenancy	£4,500 PA	<ul style="list-style-type: none"> ▪ Assured shorthold tenancy

DESCRIPTION

We welcome to the market a two storey Semi-Commercial property, located on the corner of Argyle Street South and Helena Street.

TENANCY

To the ground floor is a good sized commercial premises approximately 650 SQ FT let on a 5 year lease at £450 PCM, currently trading as 'Belly Busters' a fast food takeaway restaurant and briefly comprises of serving area with counter, preparation room, kitchen, freezer room and WC.

To the first floor is a one bedroom flat, currently let on an AST at £375 PCM and briefly comprises of hall, landing, lounge, bedroom, kitchen and bathroom.

Both units combined produce an annual income of £9,900 PA, creating a superb 11% rental yield.



LOCATION

This site is within a large residential area, and is in a great location easily accessible by public transport and the Queensway Tunnel to Liverpool is a few moments' drive away.

