



## 329 Old Chester Road, Birkenhead, CH42 3XH Offers In The Region Of £325,000



a unique opportunity for both investors and developers. Spanning an expansive 2,336 square feet, this large commercial unit, built in 1880, boasts a rich heritage and character that is hard to find in modern developments.

Currently operating as a public house, the property is situated in a popular residential area, making it an ideal location for a variety of business ventures. The surrounding community is vibrant and well-established, ensuring a steady flow of potential customers and residents alike.

One of the standout features of this property is the granted planning permission for the conversion into six one-bedroom self-contained apartments. This presents an exciting opportunity to capitalise on the growing demand for residential accommodation in the area, allowing for a seamless transition from commercial use to residential living.

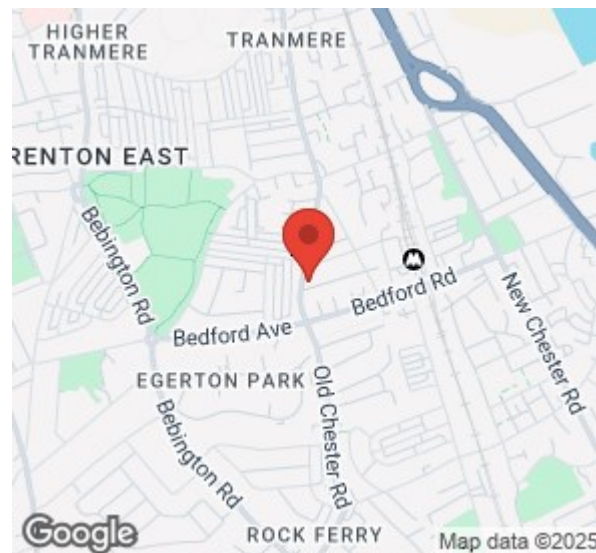
Additionally, the property benefits from private parking, a valuable asset in a bustling neighbourhood, providing convenience for both residents and visitors.

- Commercial Unit
- Planning For Six x One Bedroom Apartments
- Investment Opportunity
- Private Parking
- Kitchen
- Toilets
- Viewings Essential!
- Rental Income Of £18000.00 Per Annum
- EPC Rating TBC

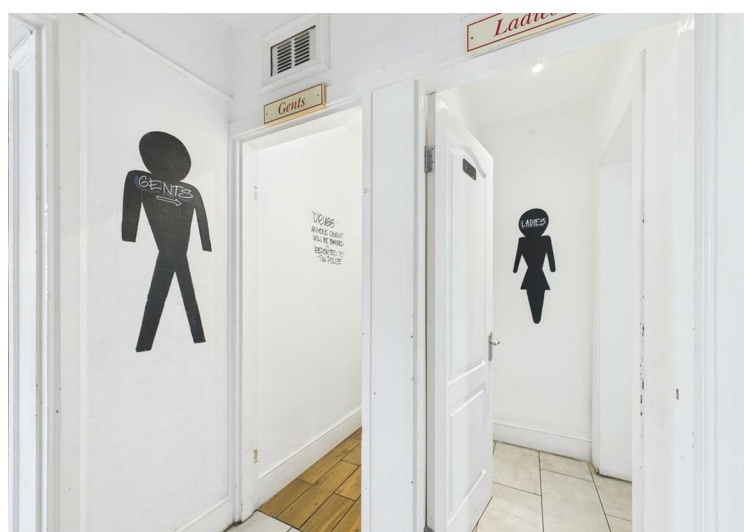
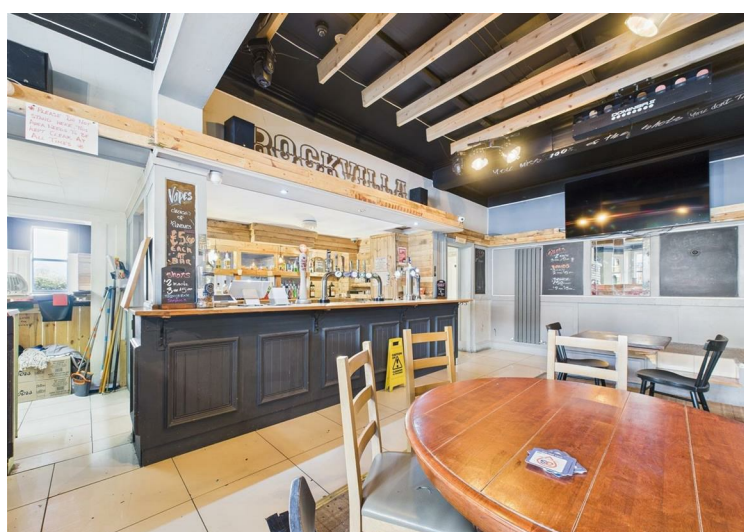
### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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