



£160,000

118 Teehey Lane
Bebington | Wirral | CH63 8QT

**PROPERTY
CENTRE**

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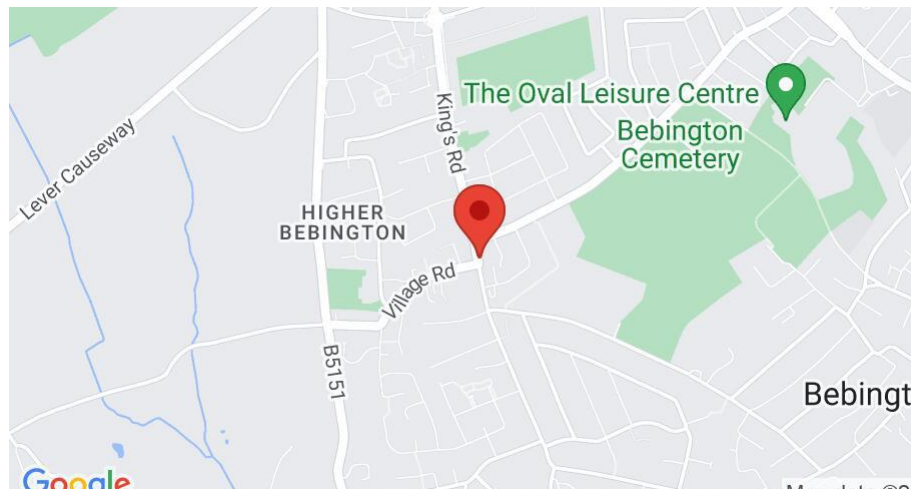
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SALES ■ LETTINGS ■ COMMERCIAL ■ LAND

DESCRIPTION

A fantastic opportunity for an investor to create a stable asset to add to their portfolio or perhaps make a nice profit subject to renovation.

Location:



SUMMARY

This fantastic semi commercial asset is set in the town centre of Bebington.

The area benefits from high footfall and plenty of passing trade. This combination means that commercial shops in the area are in very strong demand, this particular premises is situated in the town centre which is the main commercial hub for the area, the property is parallel to a co-operative food store and opposite the very popular Acorn Pub.

There is currently a pharmacy in situ in the ground floor commercial premises, however the pharmacy will be vacating, and the ground floor will be vacant.

This will give the new owner a good opportunity to make some improvements if required, however in general the ground floor is in a fair condition, and the shop will be very easy to let due to its location. The new occupier of the ground floor will also have access to a good size rear garden through the fire exit at the rear.

The 1st and 2nd floor of the building contains a 2 bedroom residential flat, that spans over 2 floors, having laid empty for a number of the years because it was used as storage for the pharmacy, some minor improvements will be required to get this flat to a lettable standard.



Our in house appraisal team estimates that these rental prices will be achievable subject to the completion of some minor works:

Rental appraisal:

Ground floor commercial premises:

£12,000 PA

Rateable value:

£5,400 PA

1st and 2nd floor residential:

£7,200 PA

Total PA: £19,200

Square footage:

Residential (measured in ft)

Kitchen

7'5x 11'5=86.25 (sqft)

Bathroom

3'5 x 10'0=35 (sqft)

Living room

15,6x 11,1= 173.16 (sqft)

Bedroom 1

8,10 x 14,8= 119.88 (sqft)

Bedroom 2

11 x 5,10= 56.1 (sqft)

Total= 470.39 (sqft) not inclusive of: front entrance, stairs areas, landing & hall

Ground floor Commercial

Toilet

$$3,10 \times 5,8 = 8.9 \text{ (sqft)}$$

Staff room

$$6,1 \times 6,8 = 41.48 \text{ (sqft)}$$

Back room

$$7,2 \times 10,8 = 77.76 \text{ (sqft)}$$

Back storage

$$11,7 \times 11,3 = 132.21 \text{ (sqft)}$$

Front trading area

$$20,3 \times 14,8 = 300.44 \text{ (sqft)}$$

$$\text{Total} = 560.79 \text{ (sqft)}$$