



**£200,000**

**57 Mill Lane**

**Wallasey | Wirral | CH44 5UB**

**PROPERTY  
CENTRE**

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**SALES ■ LETTINGS ■ COMMERCIAL ■ LAND**

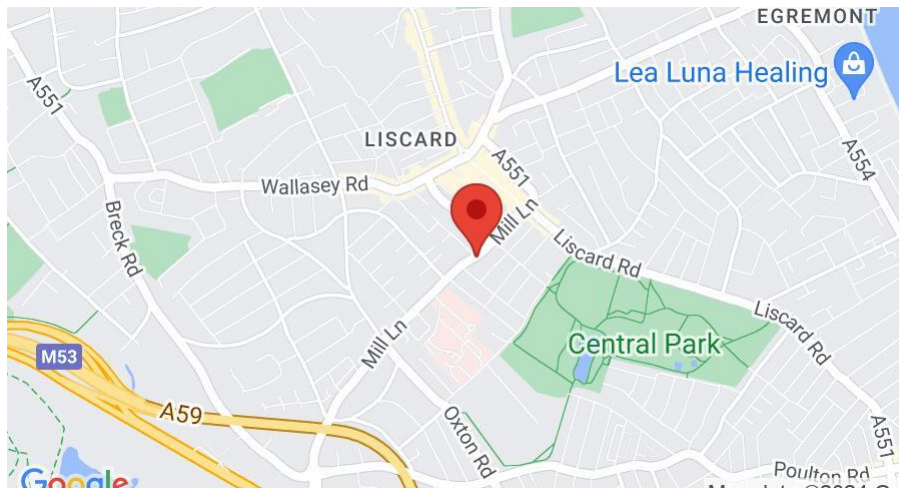


## DESCRIPTION

### COMMERCIAL INVESTMENT

Offering a great return on capital growth of 12%, is this attractive Freehold commercial property with tenant's in situ.

Location:



## SUMMARY

The shop is currently trading as a successful cafe/restaurant at rent of £400 per week, and the flat above at £380 pcm, providing a total of income of £25,360 pa.

This provides a healthy yield of 12%.

The shop is on a 5 year lease and due for renewal in March 2025 and the flat is on a rolling periodic AST.

Enjoying a great location in a busy parade of shops and a stones' throw away from Liscard shopping centre. It benefits from the mixed commercial and residential use, with excellent transport links right on the doorstep, and the M53 motorway and Liverpool approach road a short drive away.

### COMPRISING:

Main trading area: 29'6" x 15'11"

Bar: 14'0" x 9'3"

Kitchen: 15'9" x 9'4"

The two bedroom first floor flat is accessed via the rear with it's own separate entrance, benefitting from gas central heating and double glazing.

If you are looking to expand your investment portfolio, this property has it all. Nb to all customers, business is not affected!

Early viewing recommended.





