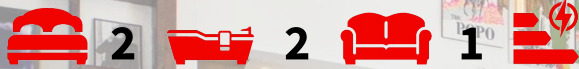


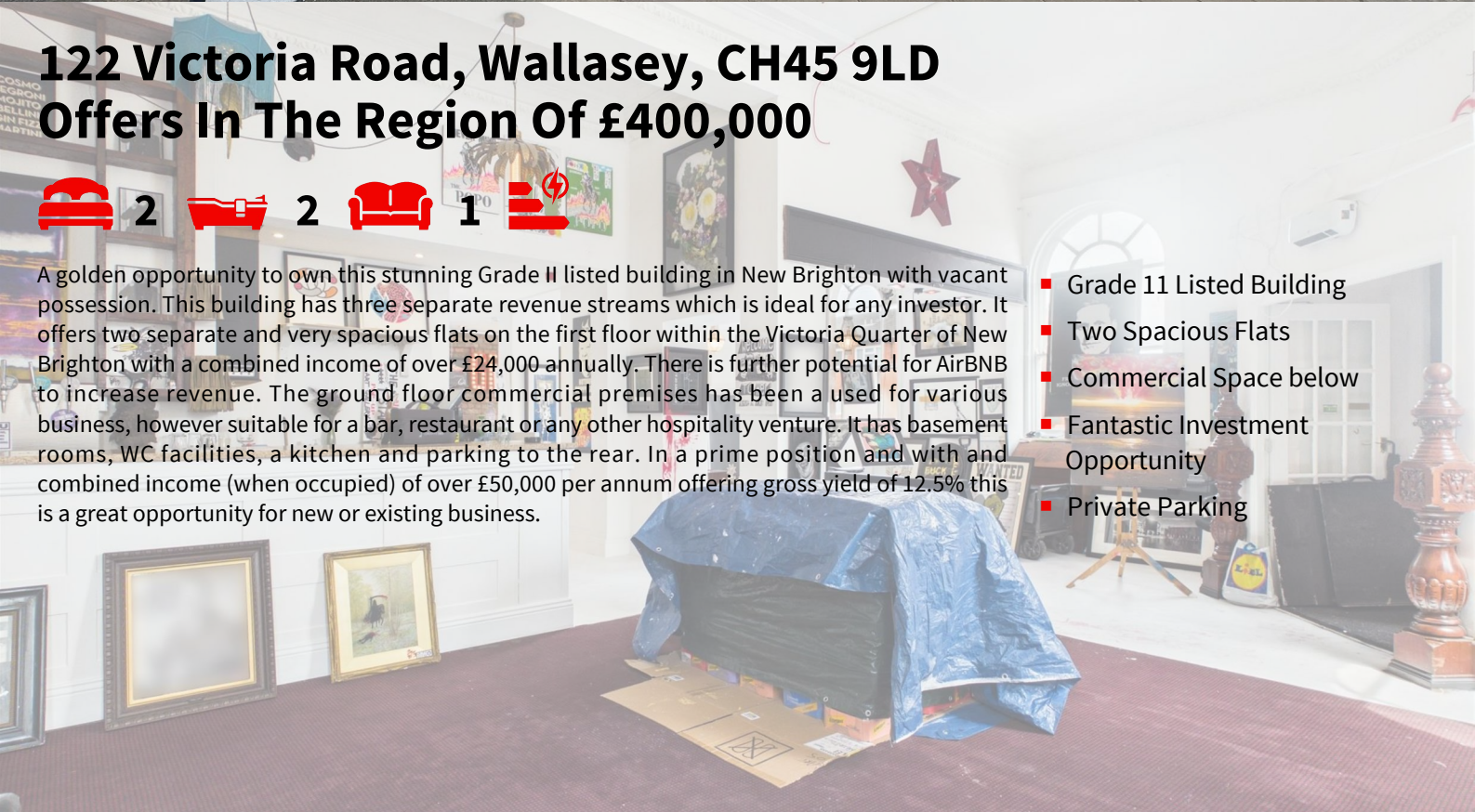


122 Victoria Road, Wallasey, CH45 9LD Offers In The Region Of £400,000



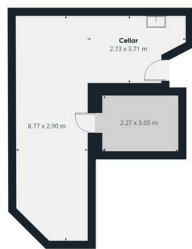
A golden opportunity to own this stunning Grade II listed building in New Brighton with vacant possession. This building has three separate revenue streams which is ideal for any investor. It offers two separate and very spacious flats on the first floor within the Victoria Quarter of New Brighton with a combined income of over £24,000 annually. There is further potential for AirBNB to increase revenue. The ground floor commercial premises has been used for various business, however suitable for a bar, restaurant or any other hospitality venture. It has basement rooms, WC facilities, a kitchen and parking to the rear. In a prime position and with a combined income (when occupied) of over £50,000 per annum offering gross yield of 12.5% this is a great opportunity for new or existing business.

- Grade II Listed Building
- Two Spacious Flats
- Commercial Space below
- Fantastic Investment Opportunity
- Private Parking



Viewing

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



Floor -1



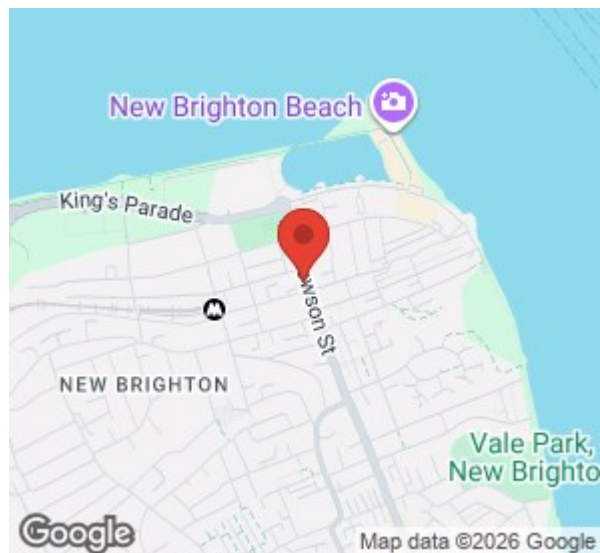
Floor 0

Approximate total area⁸
156.4 m²

(1) Excluding balconies and terraces

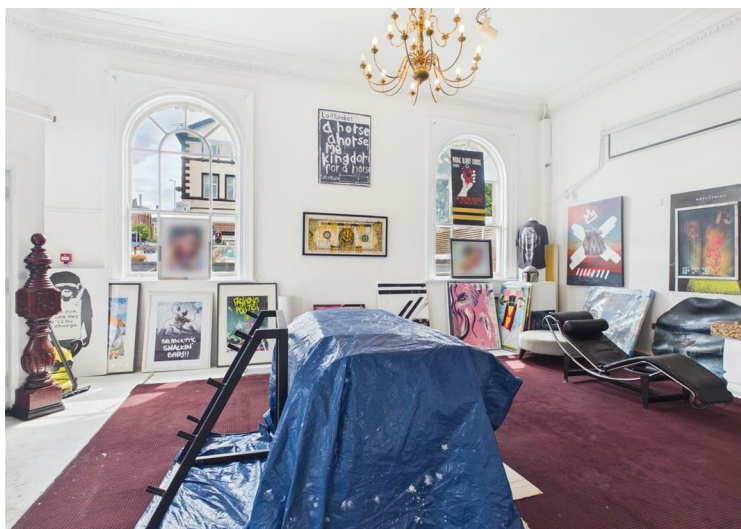
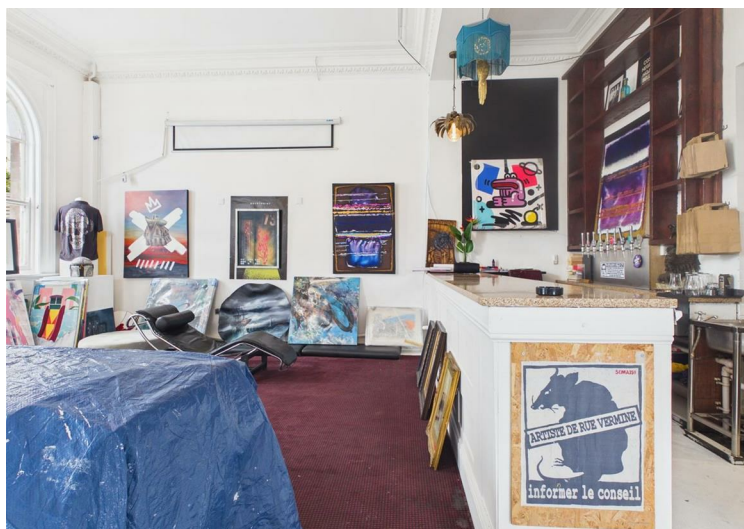
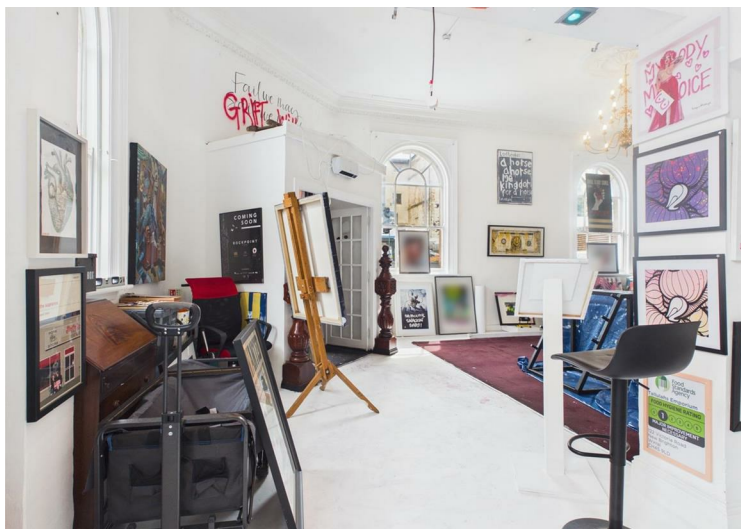
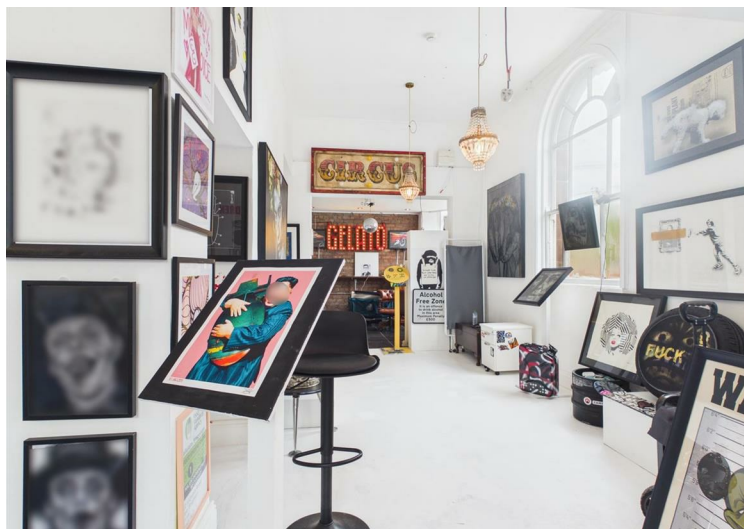
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.