



119 & 119A Mount Road, Wallasey, CH45 9JS Offers In The Region Of £220,000

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Nestled in the heart of New Brighton on Mount Road, this impressive flat and commercial unit offers a unique opportunity for investors!

Currently, the flat and shop are sold with sitting tenants, generating an attractive income of £13,500 per annum. This makes it an excellent investment opportunity for those looking to expand their property portfolio. The combination of a commercial unit below and a residential flat above offers versatility and potential for future growth.

A viewing of this property is highly recommended to fully appreciate all that is on offer!

- Commercial Unit With Apartment Above
- Sold With Sitting Tenant
- Sought After Location
- Rental Income Of £13,500 Per Annum
- Double Glazing
- Gas Central Heating
- Viewing Is A Must!
- 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



Approximate total area*
91.73 m²

Reduced headroom
3.15 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFI 360



Energy Efficiency Rating		Current	Potential
Vary 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		52	
		EU Directive 2002/91/EC	



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