



### SITUATION

Located on this busy road which forms part of the A553, close to the junction with Challis Street and amongst a host of local traders all serving the surrounding residential area.

Bidston lies approx. 2½ miles north-west of Birkenhead, 3 miles west of Liverpool city centre and benefits from good road links via the M53.

### PROPERTY

A semi-detached building comprising a **Ground Floor Shop** and a **Self-Contained Flat** on the first floor which requires complete refurbishment and which currently has no access.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	19'1"
Internal Width	16'0"
Shop Depth	51'0"
Built Depth	87'9"
Kitchen, 2 WCs	

**First Floor Flat** (not inspected)

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

## Vacant Shop & Flat

The Surveyors dealing with this property are  
**Elliott Greene** and **Steven Grossman**

### Vendor's Solicitors

Derrick Bridges & Co

Tel: 020 8449 7326 Ref: Vicky Weldhen

Email: vickyweldhen@derrickbridges.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**