

FOR SALE

INCOME PRODUCING INVESTMENT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£85,000



140 Ford Road, Upton CH49 0TQ

LOCATION AND DESCRIPTION

The property is located in Upton Village which is a popular residential area located approximately 4 miles west of Birkenhead Town Centre and 0.5 miles from junction 2A of the M53 which allows easy access to the Kingsway Tunnel and the national motorway network generally. The property is situated within a parade of retail units near to the busy traffic light intersection with Ford Road, Moreton Road, Arrowe Park Road and Old Greasby Road. Surrounding occupiers are predominantly local independent traders plus two schools and two pubs. There is on-street parking directly outside.

The property comprises ground floor retail unit trading as Ozzy's Turkish Barbers benefitting from suspended ceilings and laminate flooring. To the rear of the premises is a large storage area/staff facilities and a rear yard.

ACCOMMODATION

The property is arranged at ground floor providing the following approximate areas:-

Sales	34.47 sq.m.	(370 sq.ft.)
Ancillary	22.16 sq.m.	(243 sq.ft.)
TOTAL	57.08 sq.m.	(613 sq.ft.)

TENURE

Freehold.

PURCHASE PRICE

Offers in the region of £85,000.

OCCUPATIONAL DETAILS

The property is occupied by way of an effective full repairing and insuring lease by a private individual for a term of 5 years from 1st December 2023 at a rent of £7,250 per annum. No break clauses.

UPPER FLOORS

The upper floors provide residential accommodation and have been sold on a long lease for 125 years from 1st March 2011 at an annual ground rent of £125 increasing to £250 per annum in 2036. Long leasehold to contribute 61% towards the cost of insurance.

EPC

Available upon request.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn.

E-mail: mattkerrigan@hwardp.co.uk
alanafinn@hwardp.co.uk

Subject to Contract

Details Prepared December 2025



140 Ford Road, Upton CH49 0TQ

