

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

FOR SALE

Retail

134/134a Wallasey Road, Wallasey CH44 2AF



Description

The property comprises a ground floor retail unit split over two levels, previously used as a hairdressers. The first floor has a separate access and would be suitable for conversion into a two bedroom flat, subject to planning. The property benefits from being in a corner position with double frontage and has car parking space for two cars at the rear.

Location

The property is located a short distance from Liscard town centre and benefits from a high traffic flow, near by public transport and on street parking.

0151 647 9272

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Sale Price

£155,000

Tenure

Freehold

Accommodation

Ground Floor	50.89m ²	547.5ft ²
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Rating Assessment

Rateable Value	£3,750 from 1st April 2023
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Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of VAT

Strictly by appointment with Agent. Contact :



Tom Carew

Commercial Agency

E: tcc@smithandsons.net

T: 0151 647 9272

0151 647 9272

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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