

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

FOR SALE

Office, Retail

259 Poulton Road, Wallasey CH44 4BT



Description

This large end terraced property has been used as offices, therapy and training rooms but could be converted to apartments HMO use or single dwelling. It has access from both Poulton Road and Hillcroft Road offering potential to create two separate units either for commercial or residential use. It has central heating, double glazing, electric roller shutters, emergency lighting and fire doors

Location

Situated in a main road position on the corner of Poulton Road and Hillcroft Road where many commercial properties have been converted for residential use.

0151 647 9272

259 Poulton Road, Wallasey CH44 4BT

Sale Price

£130,000 - £150,000

Tenure

Freehold

Accommodation

Ground floor	79.3m ²	854ft ²
First Floor	62.6m ²	674ft ²

Rating Assessment

Rateable Value	£3,650 and will qualify for small business relief.
----------------	--

Externally there is a yard with double gates off Hillcroft Road allowing access for secure parking

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices 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.