

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

ESTABLISHED  
**175** YEARS  
1840

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**FOR SALE**

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Retail

1 & 1a Poulton Road, Wallasey, CH44 6LB

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### Description

The property comprises of a ground floor cafe with a shared rear yard providing access to a spacious two bedroom flat, which has a large living room and master bedroom and is fitted with UPVC windows. The flat is currently let at £450 per calendar month,

### Location

The property is located on Poulton Road close to the junction with Mainwaring Road, on the end of a parade of shops. The property is adjacent to a car park and retailers such as Tesco and the Post Office.

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## Sale Price

£80,000

## Tenure

Freehold

## Accommodation

Dining Room	28m <sup>2</sup>	300ft <sup>2</sup>
Kitchen	12m <sup>2</sup>	129ft <sup>2</sup>
W/C and Storage	2.8m <sup>2</sup>	30ft <sup>2</sup>

## Rating Assessment

2019 Rateable Value	£3,550
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The commercial unit is currently fitted out as a cafe with a dining room to the front of the property and storage at the rear with access to the two bedroom flat via the rear yard.

## Legal Costs

Each party is responsible for their own legal costs.

## VAT Statement

All prices are quoted exclusive of VAT.

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Strictly by appointment with sole agent.



### Tom Carew

Commercial Agency

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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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