

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

338 Woodchurch Road, Prenton CH42 8PQ



## Description

A mixed use property comprising a ground floor retail unit which extends to 77.17 sq.m (830.34 sq.ft) which was previously used as an estate agents but could be used for a variety of uses subject to planning. On the first floor is a recently refurbished two bedroom apartment, which has been advised can obtain a rent of £695 PCM.

## Location

The property is located in the middle of a busy parade of shops on Woodchurch Road, a short distance away from Sainsburys supermarket and the new Aldi. The location benefits from good public transport in the form of a nearby bus route and also benefits from on street parking outside the premises.

0151 647 9272

<https://www.smithandsons.net/>

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## Sale Price

£285,000

## Rating Assessment

Ratable Value - Retail unit	£10,750
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## Accommodation

Retail Unit	77.17m <sup>2</sup>	830.34ft <sup>2</sup>
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338a Woodchurch Road - 2 Bedroom apartment over one floor.

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT Statement

All prices and rents included are exclusive of VAT

Strictly by appointment with sole agent.



**Jamie Robertson**

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