

Smith AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

FOR SALE

Office, Retail

136-142 Wallasey Road, Wallasey CH44 2AF



Description

The property is a mid terraced three story building consisting of four units which is currently fitted out as a gym however would be suitable for a variety of other uses subject to planning. The property benefits from a large frontage and could also be suitable for division to maximise return.

Location

The property is located on Wallasey Road a short distance from Liscard town centre and benefits from nearby public transport and on street parking.

0151 647 9272

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Sale Price

£350,000

Tenure

Freehold

Accommodation

Ground Floor	325m ²	3,498ft ²
First Floor	299m ²	3,219ft ²
Second Floor	167m ²	1,800ft ²

Rating Assessment

Rateable Value from April 2023	£18,750
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The property is currently fitted out as a gym however would be ideal of conversion for other uses of mixed residential and commercial subject to planning. Please see the floor plans attached.

Legal Costs

Each Party is responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of vat if applicable

Strictly by appointment with sole agent



Tom Carew

Commercial Agency

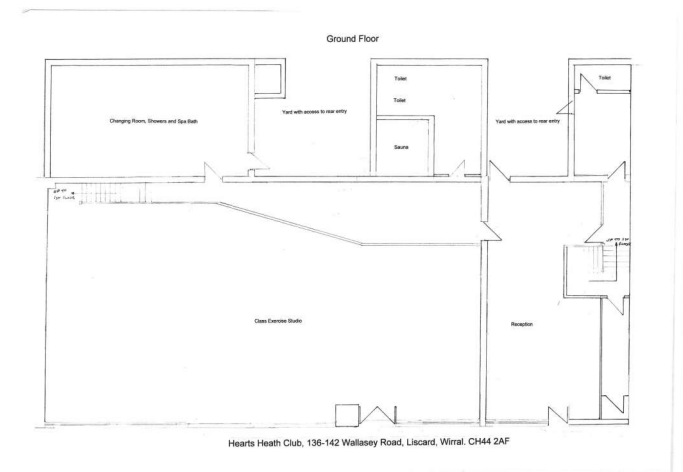
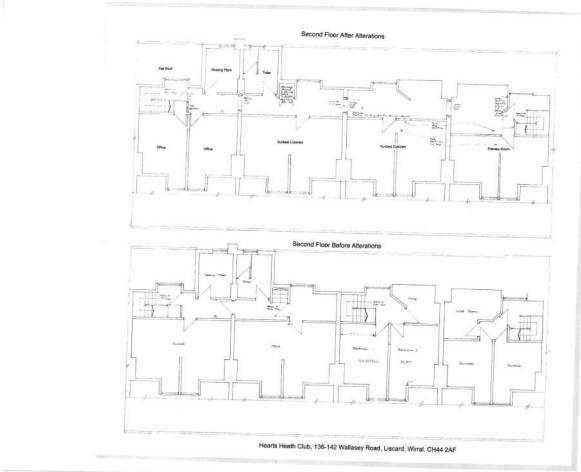
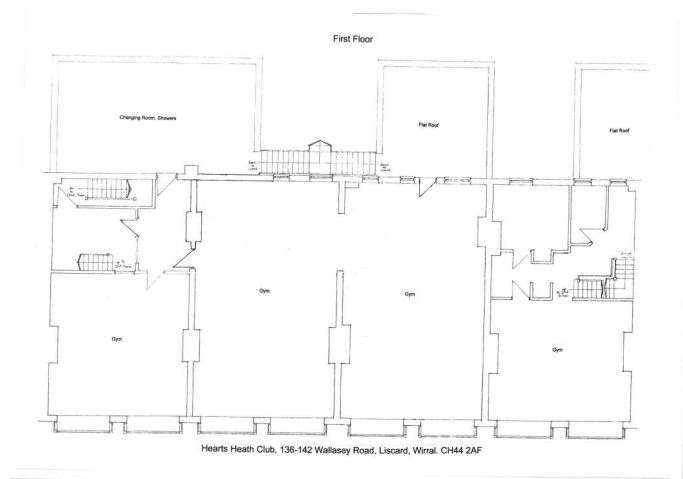
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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any 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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