

# Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

Ground Floor Retail Premises, 367 Woodchurch Road, Prenton CH42 8PE



## Description

The premises comprise a ground floor lock-up shop unit extending to 79.71 sq.m (858 sq.ft). The unit currently operates as an office; however can be used for a range of purposes subject to obtaining the necessary consents. The premises are to be sold with vacant possession.

## Location

The premises are situated in a well established trading location opposite Sainsbury's Supermarket and other high street chains. There is a good pedestrian/traffic flow and the area has excellent public transport links.

0151 647 9272

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

# Ground Floor Retail Premises, 367 Woodchurch Road, Prenton CH42 8PE

---

## Sale Price

£180,000

## Tenure

Freehold sale of the ground floor retail unit only.

## Accommodation

Sales Area	66.15m <sup>2</sup>	712ft <sup>2</sup>
Kitchen/Office	13.56m <sup>2</sup>	146ft <sup>2</sup>

WC Facilities. Outside one parking space.

## Rating Assessment

Rateable Value (April 2026)	£12,500
-----------------------------	---------

## Other Info

Viewing strongly recommended.

Sale of the ground floor commercial unit.

## Legal Costs

Each party to be responsible for their own legal costs incurred.

## VAT Statement

All prices and rents quoted are exclusive of VAT if applicable.

---

Strictly by arrangement with the sole agents:



**Jamie Robertson**

E: [jxr@smithandsons.net](mailto:jxr@smithandsons.net)

T: 0151 647 9272

0151 647 9272

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

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.