

Smith AND SONS

PROPERTY CONSULTANTS

Retail

132 Wallasey Road, Wallasey CH44 2AF



Description

The property comprises a retail unit arranged over three floors, currently fitted out to an excellent standard as a beauty and hair salon with eight individual treatment rooms and an open plan salon. The property would be suitable for alternative uses, subject to planning.

Location

The property is located on the junction of Wallasey Road and Westwood Grove in a busy trading position in Liscard and benefits from on-street parking to the front and side.

0151 647 9272

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Sale Price

Offers in excess of £200,000

Tenure

Freehold

Accommodation

Ground Floor	74m ²	800ft ²
First Floor	48m ²	519ft ²
Second Floor	30m ²	323ft ²

Rating Assessment

Rateable Value from April 2023	£4,650
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Kitchen and WC facilities

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices quote are exclusive of VAT

Strictly by arrangement with Agent. Contact :



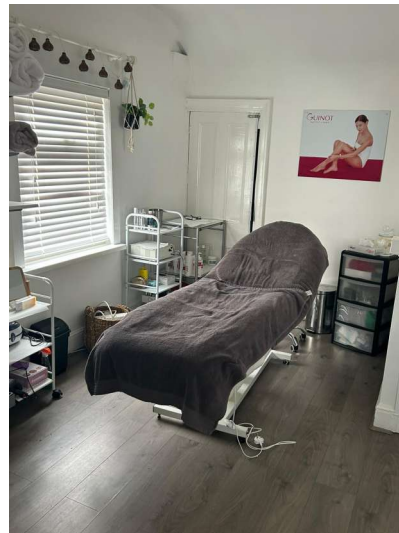
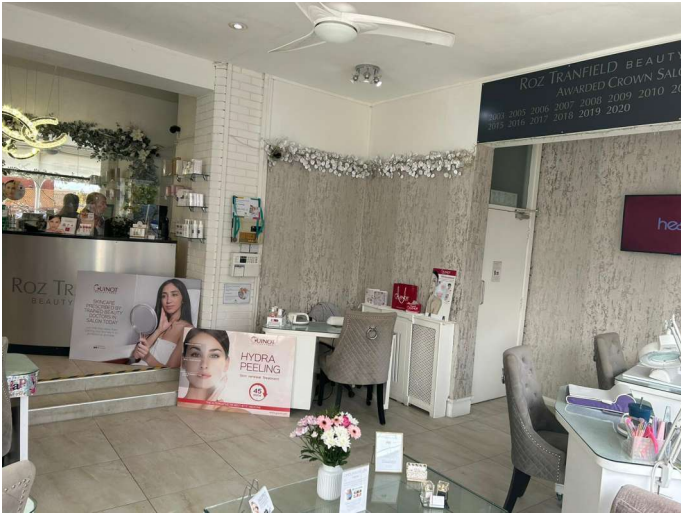
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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any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