



**£200,000 offers over including F&F**

**30 Liscard Village**

**Wallasey | Merseyside | CH45 4JP**

**PROPERTY  
CENTRE**

90-92 WALLASEY ROAD, WALLASEY, WIRRAL CH44 2AE

Tel: 0151 639 0770

Rental: 0151 639 7500

Fax: 0151 630 7117

Email: [propcentre@aol.com](mailto:propcentre@aol.com)

Web: [www.propertycentre.org](http://www.propertycentre.org)

**SALES ■ LETTINGS ■ COMMERCIAL ■ LAND**

## DESCRIPTION

Set in the heart of Liscard Village, is this most impressive 3 storey semi commercial building having a 4 bedroom maisonette above.

Location:



## SUMMARY

Set in the heart of Liscard Village, is this most impressive 3 storey semi commercial building having a 4 bedroom maisonette above.

The current owners have built up a well established and successful sandwich/deli over the years.

The upstairs accommodation is both appealing and spacious with central heating and double glazing.

One of the other attributes are the curved feature windows to the front, and the delightful aspect views to the side.

The property can lend itself to numerous future projects if needed, including HMO, subject to licensing, or obviously is ideal for an owner occupier looking for a turnkey deli business, as all the fixtures and fittings are in the price.

COMPRISING: Main Trading Area: 14'5" x 9'7"

Kitchen: 10'6" x 14'5"

First Floor: Lounge: 22'5" x 15'8"

Kitchen: 11'2" x 9'9" with range of modern base and wall units, oven with extractor fan, single drainer stainless steel sink unit, working surfaces providing ample seating area, and uPVC double glazed window.

Bedroom 1: 15'9" x 11'8"

Bedroom 2: 10'6" x 8'6"

Bedroom 3: 16'10" x 11'11"

Bedroom 4

Family Bathroom with wash hand basin, w.c., panelled bath with shower attachment and glass screen, uPVC double glazed window, and radiator.



