DRAFT DETAILS

Constables
SALES & LETTINGS

null null null

31 Seaview Road Wallasey

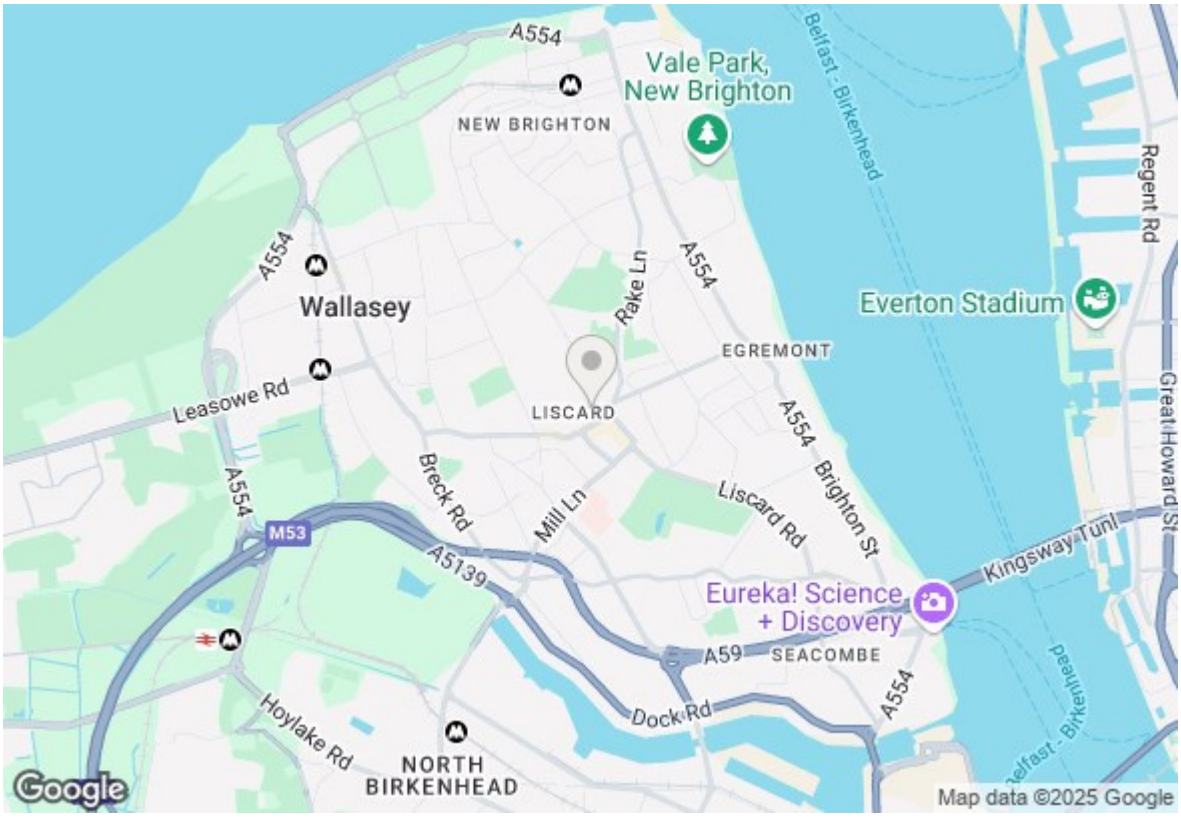
£670 Per Month Per Month

- High-visibility shop frontage on a busy high street
- Excellent footfall and passing trade
- Previously operated as a barbers, beauty salon, and retail shop
- Separate private treatment/consultation room
- Kitchen and bathroom facilities on-site
- Available for Immediate Occupation
- Suitable for a range of businesses: beauty, retail, services, or professional use

This versatile and spacious ground floor commercial unit is situated in the heart of Liscard, Wallasey's bustling shopping district. With a large display window and prominent street presence, it offers excellent branding and visibility for any business.
Inside, you'll find a flexible open-plan space, perfect for customer interaction or product display. To the rear is a private room ideal for treatments, consultations, or office use, alongside a fitted kitchen and bathroom for staff convenience.
Ideal for entrepreneurs and business owners seeking a move-in-ready space in a thriving location.
Perfect for launching or expanding your business in a high-demand area.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Accommodation

Main Retail Area
21'4" x 15'2"

Rear Office Room
10'7" x 12'1"

Kitchen
12'7" x 10'10" max

Rear Hallway

Toilet
4'11" x 7'2"

EPC
EPC: 104E
https://find-energy-certificate.service.gov.uk/energy-certificate/9740-2326-0301-7801-5841

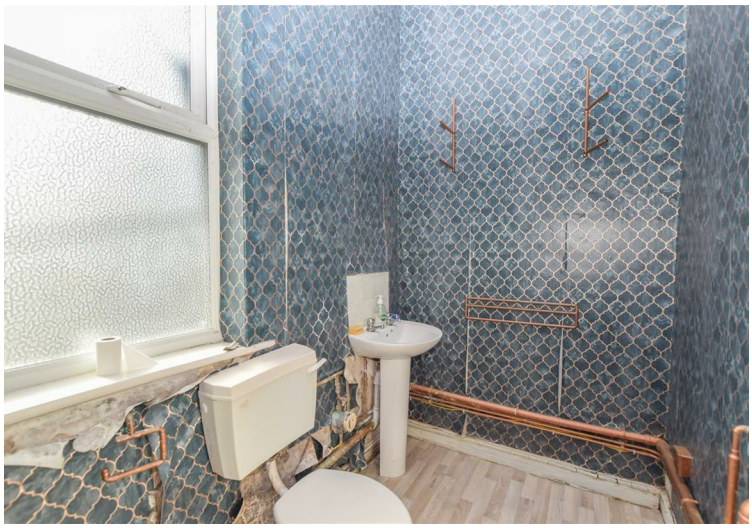
Parking
On street parking, no permit required.

Lease/Licence
The property is available by way of new lease/licence, terms of which to be negotiated.

Rent
£670 per month (£8040 per annum)

VAT
All figures quoted are exclusive of VAT.

Business Rates
2025/26 rates payable to be confirmed. Small business rates relief may be available. Tenants should make their own enquiries regarding rates before committing to a lease.

Legals
Each party is responsible for their own legal expenses.

Crystals, Reiki & Holistic Healing
T: 07526 890 732
Tel:
3 640407