

# FOR SALE

## THE SCRAP YARD

68-70 WALLASEY ROAD  
WALLASEY  
CH44 2AE

1,448 SQ. FT.

134.5 SQ. M.

FREEHOLD INVESTMENT PREMISES

FULLY FITTED COFFEE LOUNGE / CRAFT BEER BAR

the SCRAP YARD



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0151 542 5000  
[www.theupco.co.uk](http://www.theupco.co.uk)



## DESCRIPTION

THE PREMISES COMPRISES A TWO-STOREY BUILDING OF SOLID BRICK CONSTRUCTION BENEATH A MULTI PITCHED TILED ROOF. THE PROPERTY HAS BEEN FITTED OUT FOR USE AS A BAR / CAFE KNOWN AS 'SCRAPYARD' COMPRISING MAIN SALES AREA WITH ANCILLARY KITCHEN, STORES AND WCS TO FIRST FLOOR LEVEL. THE KITCHEN BENEFITS FROM INDUSTRIAL CATERING EXTRACTION AND SOLAR PANELS.

THE FIT-OUT BRIEFLY COMPRISES, EXPOSED CONCRETE FLOORS, PLASTERED CEILINGS WITH PENDANT LIGHTING, EXPOSED BRICK WALLS, DOUBLE GLAZED SLIDING SHOP FRONT AND UPVC RAINWATER GOODS AND WINDOWS.

TO THE REAR OF THE PROPERTY IS A BEER GADREN WHICH LEADS TO A SERVICE ROAD (USED FOR LOADING PURPOSES). THE PROPERTY IS LICENCED BENEFITS FROM A3 (CLASS E) USE CONSENT.

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## TENURE

FREEHOLD

## EPC

BAND C- 108

CERT No 9688-3053-0144-0301-5221

## GUIDE PRICE

£200,000

## VAT

NOT ELECTED

## LEGAL COSTS

EACH PARTY TO BEAR THEIR OWN IN COMPLETION OF THE TRANSACTION



## LEASE

Tenanted by 'Scrapyard Wallasey Ltd' who hold the property on a 15 year lease from 29<sup>th</sup> July 2022 at a rental of £12,000 per annum. Lease is subject to 5 yearly rent reviews.

For Viewings please contact the sole agent:

Richi Peters

0151 542 5000

07828 550 101

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## ANTI-MONEY LAUNDERING

IN ACCORDANCE WITH ANTI-MONEY LAUNDERING REGULATIONS, WE ARE REQUIRED BY LAW TO VERIFY THE IDENTITY OF THE PROPOSED PURCHASER/TENANT ONCE A TRANSACTION HAS BEEN AGREED AND BEFORE ISSUING CONTRACT DOCUMENTATION TO PREVENT FRAUD AND MONEY LAUNDERING. THIS WILL USUALLY TAKE THE FORM OF A PASSPORT/DRIVING LICENCE AND A RECENT UTILITY BILL.

## DISCLAIMER

MISREPRESENTATION ACT 1967. THESE DETAILS ARE PROVIDED AS A GENERAL GUIDE TO WHAT IS BEING OFFERED SUBJECT TO CONTRACT AND SUBJECT TO LEASE BEING AVAILABLE AND ARE NOT INTENDED TO BE CONSTRUED AS CONTAINING ANY REPRESENTATION OF FACT UPON WHICH ANY INTERESTED PARTY IS ENTITLED TO RELY. OTHER THAN THIS GENERAL GUIDE NEITHER WE NOR ANY PERSON IN OUR EMPLOY HAS ANY AUTHORITY TO MAKE, GIVE OR IMPLY ANY REPRESENTATION OR WARRANTY WHATSOEVER RELATING TO THE PROPERTIES IN THESE DETAILS.

DETAILS PREPARED APRIL 2024

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