



Mill Lane, Wallasey, CH44 5UB

welcome to

Mill Lane, Wallasey

This is more than just a property; it's a lifestyle choice and a savvy investment. Whether you're a first-time business owner, a practical investor, or a creative looking for a unique project, this property on Mill Lane is waiting for you to unlock its full potential. Call us today!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Description

Discover the perfect blend of business and lifestyle with this fantastic mixed-use property on Mill Lane, Wallasey. Offering a profitable ground-floor retail unit with a spacious 2-bedroom flat above, this is a golden opportunity for entrepreneurs, investors, or anyone seeking to combine their work and home under one roof. The ground floor boasts a versatile retail unit, ready for you to imprint your vision. With excellent frontage on a well-trafficked lane, it offers high visibility to attract customers. The space is a

blank canvas, requiring some light renovation to create a bright and welcoming environment for your new business venture. Accessed via its own private ground floor entrance, the rear and upper floors reveal a generously proportioned, self contained two-bedroom flat. Flooded with natural light, the apartment features a comfortable living area, a functional kitchen, and a modern bathroom. While it would benefit from some decorative modernisation, it provides a wonderful, private haven to retreat to at the end of the working day. Imagine the convenience of simply walking upstairs to your home, eliminating the daily commute. A significant added benefit is the private garage styled storage. This secure space is ideal for storing business stock or workshop tools. Call us today to arrange your viewing! Council Tax Band: A

Shop Area

Shop Floor Room

24' 11" max x 18' 9" max (7.59m max x 5.71m max)
Wood framed single glazed windows to front and side, meter cupboard and tiled floor.

Back Room

9' x 3' 8" (2.74m x 1.12m)
Tiled floor.

Separate Wc

WC, sink, part tiled walls and tiled floor.

Flat

Entrance Hall

Radiator, carpet and UPVC double glazed door.

Reception Room One

8' 10" x 6' 3" (2.69m x 1.91m)
Meter cupboard and carpet.

Reception Room Two

15' 9" x 8' 11" max (4.80m x 2.72m max)

Landing

Radiator, carpet and Loft access.

Lounge

14' 3" plus bay x 11' 6" (4.34m plus bay x 3.51m)
UPVC double glazed bay window to front, electric fire, radiator and laminate flooring.

Kitchen

9' 3" x 8' 4" (2.82m x 2.54m)
Sink, electric oven, gas hob and cooker-hood. Radiator, boiler, laminate flooring and UPVC double glazed window to side.

Bedroom One

14' x 8' 6" max (4.27m x 2.59m max)
UPVC double glazed window to rear, radiator, meter cupboard and laminate flooring.

Bedroom Two

14' 2" x 6' 8" (4.32m x 2.03m)
UPVC double glazed window to front, radiator and carpet.

Outside

Rear Yard

Patio and brick walls.

Garage Styled Storage

19' x 14' (5.79m x 4.27m)
Up and over door, electric power and water supply.

Agents Note

'There is a easement on the title, please enquire with the branch'.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Commercial Property
- Two Bedrooms

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price
£130,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAL111275 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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