



Wallasey Village, Wallasey CH45 3LF

welcome to

Wallasey Village, Wallasey

GUIDE PRICE £350,000 - This is an extremely rare opportunity to purchase a long standing, well established traditional CTN store located within a busy residential and commercial setting. This shop has the added bonus of being sold with two large flats above. Viewing on this property is essential!



Property Description

GUIDE PRICE £350,000 - £375,000

Great Investment Opportunity! This large convenience store is situated in the heart of Wallasey Village, a large residential and commercial area. This property is also being sold with two large flats above with one of which is currently tenanted! There is a three bedroom flat currently rented out and a second three/four bedroom flat also available. This business has been owned for over ten years and the owners have now decided to retire. The shop is well presented throughout and is heavily relied upon by the local community and is in a good trading position.

The owner of the shop is also willing to sell the business separately as another option. The convenience store is also close to the M53 motorway, New Brighton and a number public transport links.

Book your viewing now to really appreciate the opportunity presenting itself. If you require any further information please call Jones and Chapman.

Shop Floor

29' 9" x 29' 10" (9.07m x 9.09m)

The shop floor is fully carpeted, suspended ceiling with recessed lighting. The retail area has fitted with racking's, gondolas and display gantries.

Storage Cupboard

18' 10" x 8' 7" (5.74m x 2.62m)

Storage room at the rear of the shop.

Office / Store

18' 10" x 8' 7" (5.74m x 2.62m)

At the rear of the office there is a kitchen with sink/drainers and through the kitchen is a cloakroom with wash hand basin and WC.

First Floor Flat

Not measured.

Three bedroom flat currently tenanted.

Second Floor Flat

Not measured.

Second floor three/ four bedroom flat.



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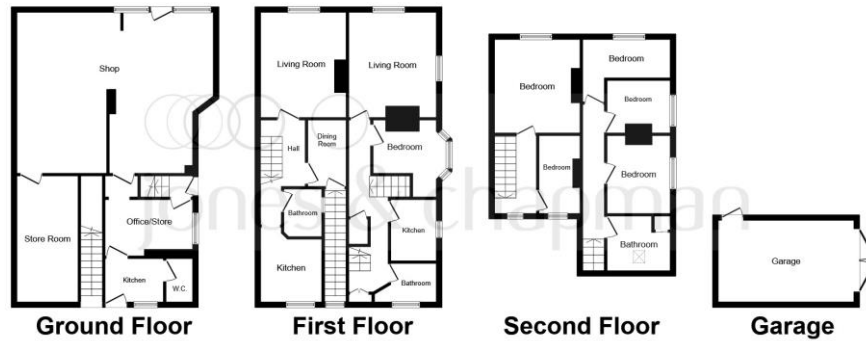
Wallasey Village, Wallasey

- Large Convenience Store
- Traditional CTN with huge potential to increase trade
- Includes Two large apartments above
- GUIDE PRICE £350,000 - £375,000
- Great Investment Opportunity!

Tenure: Freehold EPC Rating: D

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL107311 - 0013

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jones & chapman



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