



259 Poulton Road, Wallasey, CH44 4BT

Price £139,995

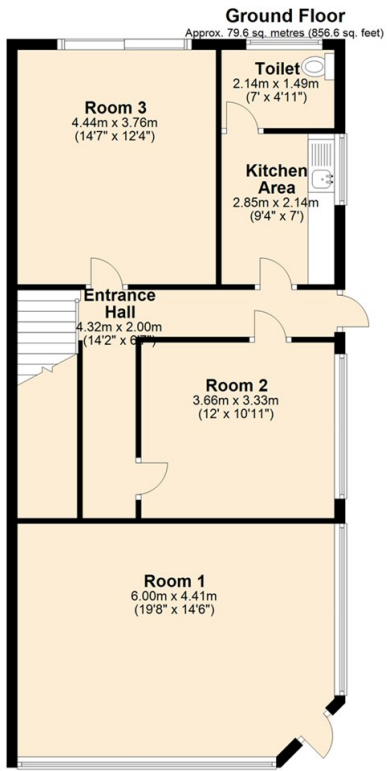


A substantial and modernised commercial premises planned over two floors. Offering three large rooms to each floor plus a toilet/bathroom. Previously uses as therapy rooms, this would be ideal for a growing business requiring further office space or multiple rooms for various uses including treatments. In great condition and ready to trade from, this property is a great opportunity that must be viewed.

- 6 Large Reception Rooms
- End Terrace Property
- Commercial Status
- Moderised
- Two Toilets
- Outside Patio
- Secure Roller Shutters
- No Forward Chain
- EPC Rating

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Total area: approx. 146.8 sq. metres (1579.8 sq. feet)

This floorplan has been designed and completed by Bakewell & Horner.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Vary 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			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ
T. 0151 638 6313 | E. sales@bakewellhorner.co.uk
<https://www.bakewellhorner.co.uk/>