



9 Oakenholt Road, Wirral, CH46 8TP Offers In The Region Of £299,950



A large detached commercial unit situated in a popular area. This commercial unit is currently operating as a dog grooming center and coffee shop this unit boasts multiple office rooms, four wc rooms, large kitchen and laundry room. The property also benefits from double glazing, gas central heating and roller shutters to the front of the property. A viewing of this property is highly recommended! EPC Rating C

- Large Commercial Unit
- Detached
- Multiple Rooms
- Laundry Room
- Four Toilets
- Large Kitchen Area
- Prime Location
- Cafe/Bar Area
- Car Spaces
- Sought After Area

Viewing

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



Approximate total area¹
269.07 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE360



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		
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.

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