



## 181 Old Chester Road, Wirral, CH63 8NF Offers In The Region Of £325,000



Nestled in the charming Old Chester Road of Higher Bebington, Wirral, lies a remarkable commercial property that exudes potential and opportunity. This former bank unit, spread over three floors, has been transformed into a popular Mediterranean restaurant, offering a delightful culinary experience to its patrons.

Currently leased on a full repair basis, this property boasts a stable annual income of £26,000, making it a lucrative investment opportunity. The existing lease, spanning six years and 9 months from the 15th of October 2023, provides a secure income stream for the discerning investor.

With the advantage of being a freehold property, the possibilities are endless for the savvy buyer looking to capitalise on this thriving business venture. Whether you are seeking a profitable addition to your investment portfolio or envisioning your own culinary venture in this vibrant location, this property offers a solid foundation for success.

Don't miss the chance to own a piece of Wirral's bustling commercial scene and make your mark in the heart of this dynamic community. Embrace the allure of entrepreneurship and investment with this exceptional property on Old Chester Road.

- Freehold Commercial Investment
- Well Established Business
- Rental Income Of £26,000 Per Annum
- Freehold Property
- Kitchen
- Bar Area And Restaurant Area
- Basement
- Sold With Sitting Tenant

### Viewing

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



| 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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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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