



## 42 Poulton Road, Wallasey, CH44 9DQ Offers In The Region Of £95,000



Commercial property for sale, previously operated as a long established dentist. This premises would be ideal for all business types, due to layout and location. The property has a good size reception area, customer toilet and staff bathroom with a mixture of rooms across the first two floors, on the third floor you will find a staff room with small staff kitchen area. The current owners are currently clearing the property however viewings are available immediately. The property also benefits from electronic shutters. EPC tbc

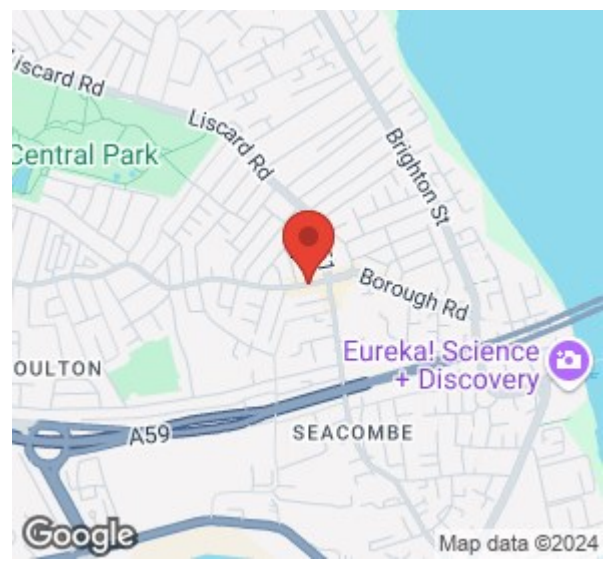
- Commercial Property
- Reception Area
- Three Floors
- Secure Electronic Shutter
- Viewing Essential
- EPC TBC



### 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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