



249 Rake Lane Commercial, Wirral, CH45 5DJ

£900 PCM



Nestled in the bustling area of Rake Lane, Wallasey, this remarkable commercial property presents a unique opportunity for entrepreneurs and investors alike. Formerly an old bank building, this unit boasts a rich history and character that can be transformed into a thriving business space.

The property features spacious basement rooms, offering ample potential for various uses, whether it be for retail, office space, or a creative venture. The generous layout allows for flexibility in design, enabling you to tailor the space to meet your specific business needs.

One of the standout features of this commercial unit is its location in a heavy foot flow area. This prime positioning ensures high visibility and accessibility, attracting a steady stream of potential customers. The vibrant surroundings further enhance the appeal, making it an ideal spot for any business looking to establish itself in a lively community.

Home Owner Guarantor Required

- Commercial Unit
- Sought After Area
- Basement Rooms
- Main Shop Floor
- Kitchen Area
- Two WC's
- Utility Room
- EPC Rating TBC
- Home Owner Guarantor Required

Viewing

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



Approximate total area⁹
127.01 m²

Reduced headroom
1.25 m²

(1) Excluding balconies and terraces

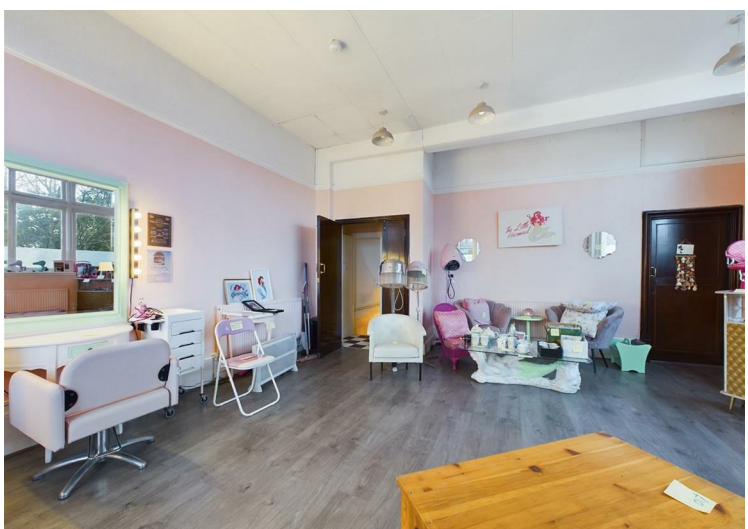
Reduced headroom
Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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