



144A Poulton Road, Wallasey, CH44 9DL

Asking Price £109,950

Poulton Road in the vibrant area of Wallasey, this property presents a remarkable investment opportunity for discerning buyers. The premises comprise a commercial unit currently operating as a café, providing an established business presence in a bustling locale. Above the café, you will find a vacant apartment, offering the potential for additional rental income or personal use.

The property features one reception room, two well-proportioned bedrooms, and a bathroom, making it an ideal living space for tenants or owners alike. The layout is practical and functional, ensuring comfort and convenience.

This investment is particularly appealing due to its dual nature, allowing for both commercial and residential use. The café benefits from foot traffic and visibility, while the apartment above offers a private retreat. With the right vision, this property could be transformed into a thriving venture, capitalising on the growing demand for both commercial and residential spaces in the area.

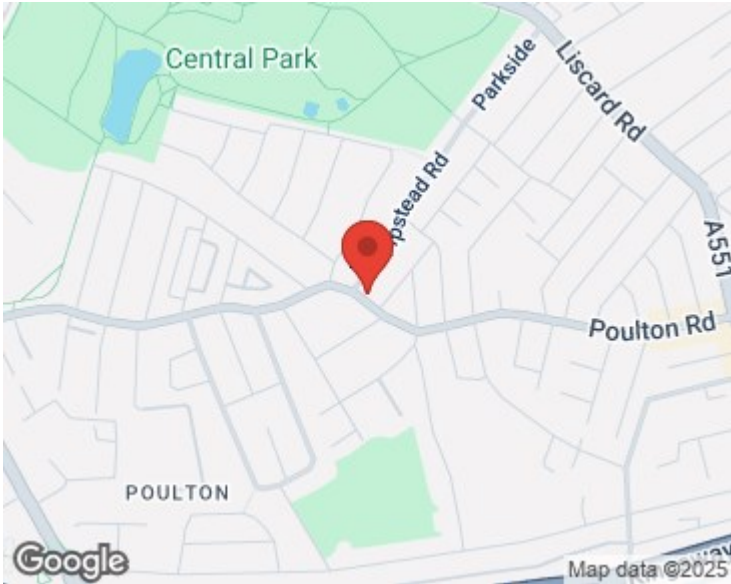
Viewing this property is highly recommended to fully appreciate its potential. Whether you are an experienced investor or a first-time buyer looking to enter the property market, this opportunity on Poulton Road is not to be missed. Embrace the chance to own a piece of Wallasey that combines business and living in one fantastic location.

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- Commercial Unit With Flat Above
- Sought After Area
- Close To Transport Links
- Residential EPC Rating E
- Currently trading As A Cafe
- Heavy Traffic And Foot Flow Area
- The Cafe Currently Achieves £4680.00 Per Annum
- Vacant Apartment
- Fantastic Investment Opportunity
- Commercial EPC Rating B



Directions





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	

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