



## **259 Poulton Road, Wallasey, CH44 4BT**

### **Price £139,995**

A substantial and modernised commercial premises planned over two floors. Offering three large rooms to each floor plus a toilet/bathroom. Previously uses as therapy rooms, this would be ideal for a growing business requiring further office space or multiple rooms for various uses including treatments. In great condition and ready to trade from, this property is a great opportunity that must be viewed.

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- 6 Large Reception Rooms
- End Terrace Property
- Commercial Status
- Moderised
- Two Toilets
- Outside Patio
- Secure Roller Shutters
- No Forward Chain
- EPC Rating

### Entrance Hall

### Room 1

### Room 2

### Room 3

### Kitchen Area

9'4" x 7'0" (2.85m x 2.14m)

### Toilet

### Landing

### Room 4

### Room 5

### Room 6

### Toilet

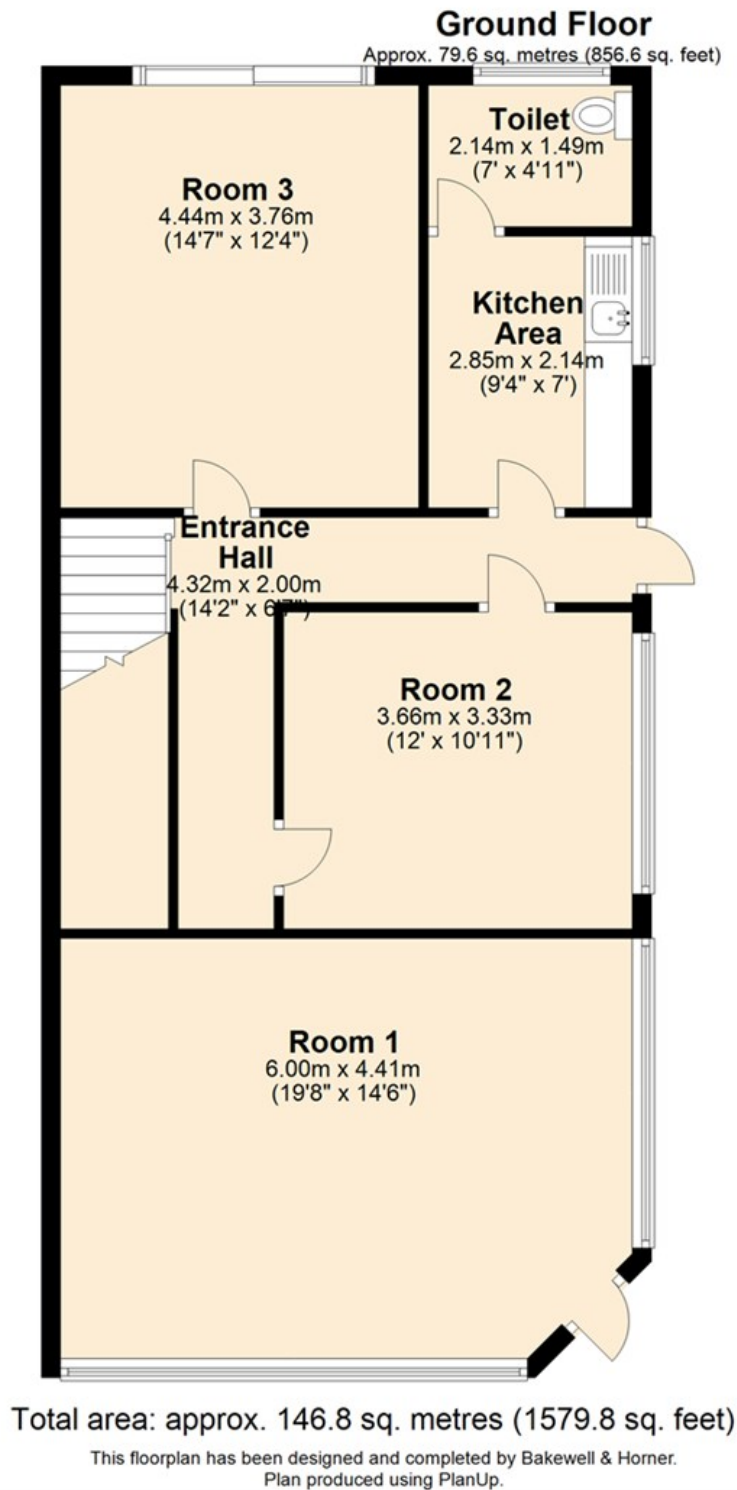



### Directions

T. 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 	

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