



## 176 Liscard Road, Wallasey, CH44 5TN

### £750



Liscard Road, Wallasey, this long-established hairdressers presents an exceptional opportunity for those seeking a commercial property in a sought-after location. The premises boast a prominent shop front, ensuring excellent visibility and foot traffic, which is vital for any thriving business.

Inside, the property features three well-appointed rooms, providing ample space for additional services or storage, enhancing the functionality of the salon. The inclusion of a WC and a kitchen area adds to the convenience, making it an ideal setting for both staff and clients.

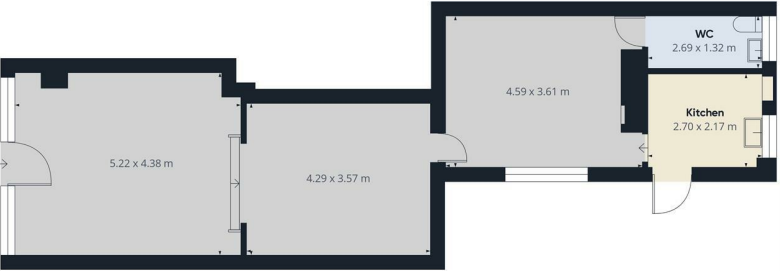
Situated on a main transport link, this property benefits from easy accessibility, attracting a diverse clientele. The surrounding area is known for its bustling commercial activity, making it a prime spot for business growth and success.

This hairdressers not only offers a fantastic location but also the potential for continued prosperity in a community that values local services. Whether you are looking to expand your business or start anew, this property is a remarkable find in Wallasey.

- Commercial Unit
- Sought After Area
- Shop Front Area
- Two Store Rooms/Office Space
- Kitchen Area
- WC
- High Foot Flow Area
- On Main Bus Root To Liverpool & Birkenhead.
- EPC Rating TBC

### Viewing

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



Approximate total area\*\*  
63.81 m<sup>2</sup>

(1) Excluding balconies and terraces

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
Vary 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		
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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