



96-98 Victoria Road, Wallasey, CH45 2JF Offers In The Region Of £180,000

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Nestled in the sought-after location of Victoria Road, Wallasey, this impressive commercial unit presents an excellent opportunity for businesses seeking a prime space. The property boasts a spacious office area, ideal for fostering productivity and collaboration, complemented by a separate meeting room that provides a professional setting for discussions and presentations.

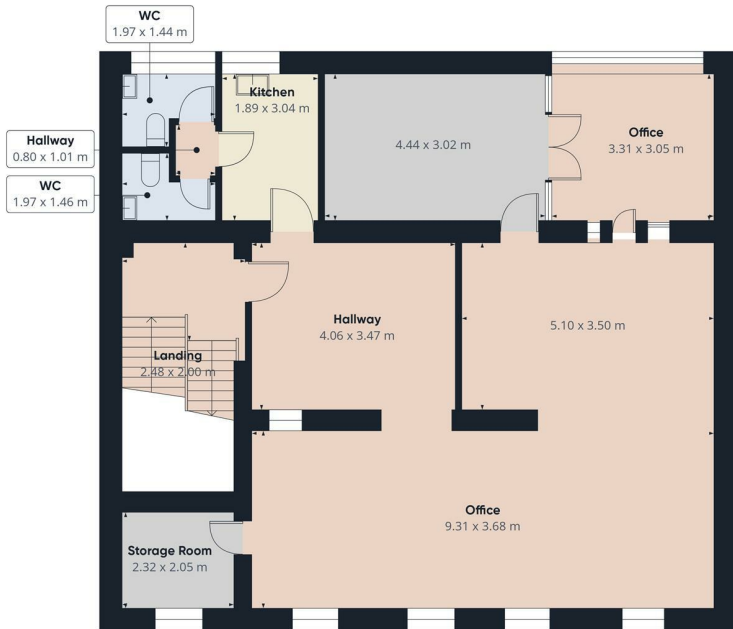
The unit is thoughtfully designed with practicality in mind, featuring two WC toilets for convenience, ensuring that both staff and clients are well accommodated. Additionally, a kitchen area is included, perfect for breaks and refreshments, while a dedicated storage area offers ample space for organisational needs.

This commercial property is not only functional but also strategically located, making it an attractive option for various enterprises. Whether you are looking to establish a new business or expand an existing one, this unit on Victoria Road is poised to meet your needs and support your ambitions. Do not miss the chance to secure this versatile space in a thriving community.

- Set In The Victorian Quarter
- Large Commercial Unit
- First Floor
- Two Toilet areas
- Kitchen
- High Foot Flow Area
- Viewing Essential
- Storage Area
- 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

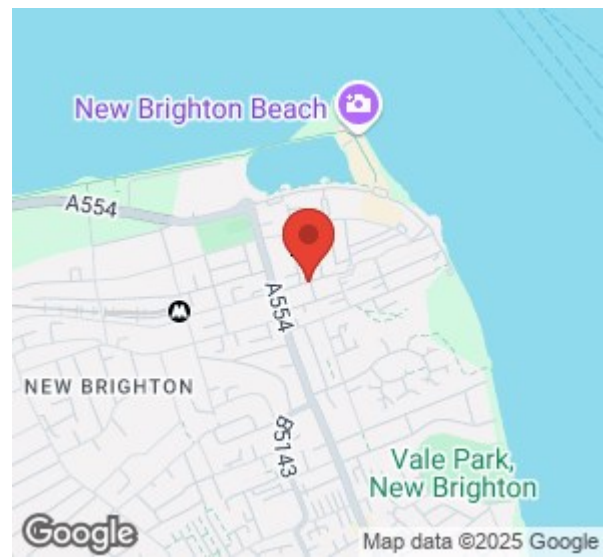


Approximate total area⁽¹⁾
112.1 m²

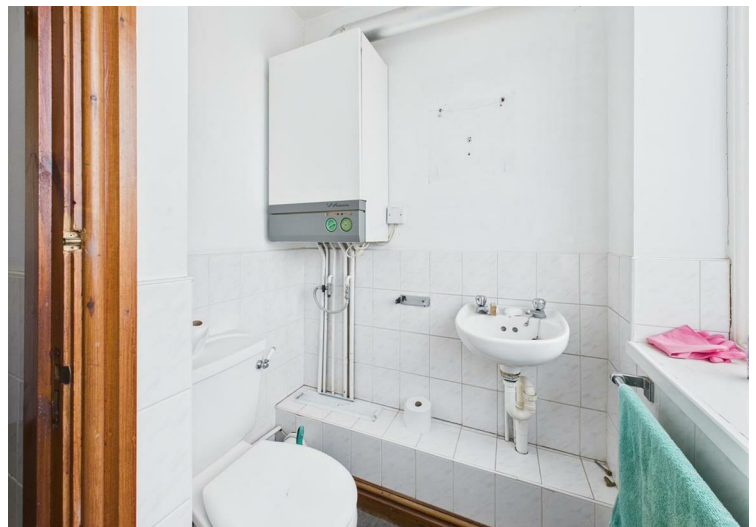
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

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