



28 Fairview Avenue, Wallasey, CH45 4RF Offers In The Region Of £90,000



Nestled on Fairview Avenue in the vibrant area of Wallasey, this substantial commercial unit presents an excellent investment opportunity. Currently operating as a youth centre, the property boasts a steady annual rental income of £5,988.00, making it an attractive prospect for those looking to expand their portfolio or enter the commercial property market.

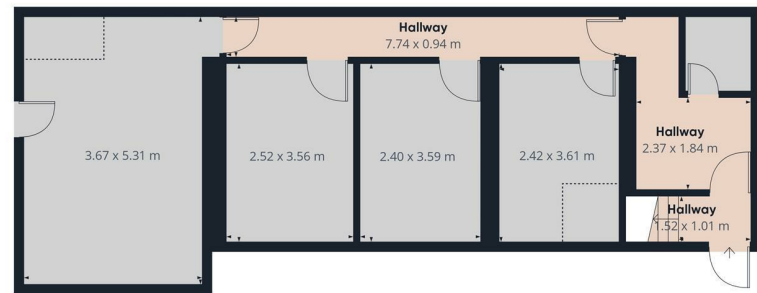
The unit's spacious layout is well-suited for a variety of uses, providing ample room for activities and community engagement. Its current function as a youth centre highlights its potential to serve the local community, but the versatility of the space allows for alternative ventures, should the new owner wish to explore different avenues.

Situated in a lively neighbourhood, the property benefits from good foot traffic and accessibility, ensuring that it remains a focal point for local activities. This prime location not only enhances its appeal but also promises a steady flow of clientele, whether for its current purpose or any future business endeavours.

- Commercial
- Viewing Essential
- Busy Location
- Four Store/Training Rooms
- Ground And First Floor WC
- Gated Access
- Easy Access To Transport Links
- Short Walk To Cherry Shopping Center Parking
- Sold With Sitting Tenant
- Annual Rental Income Of £5988.00

Viewing

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



Floor 0



Floor 1

Approximate total area*
126.9 m²
Reduced headroom
2.4 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m

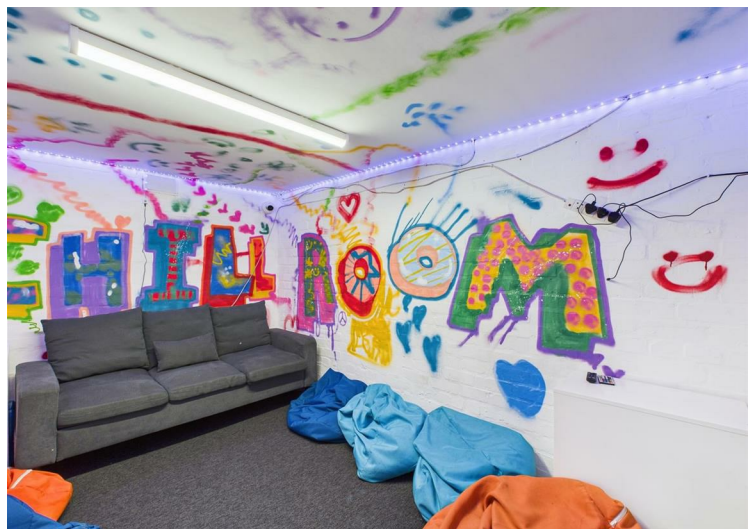
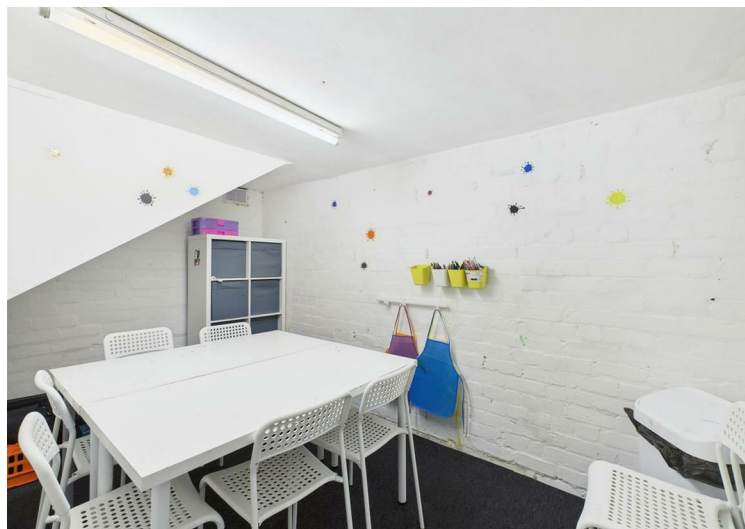
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ
T. 0151 638 6313 | E. management@bakewellhorner.co.uk
<https://www.bakewellhorner.co.uk>