



## 2a Seaview Road, Wallasey, CH45 4LA £850 Per Month



Nestled in the heart of Liscard Village, this commercial shop presents an excellent business opportunity for aspiring entrepreneurs. Located on Seaview Road, the property boasts a prime position that benefits from high foot traffic and visibility, making it an ideal spot for retail or service-based businesses.

The shop features a well-proportioned reception area, perfect for welcoming customers and showcasing your products or services. The space is versatile and can be adapted to suit various business needs.

Offered at a competitive rent of £850 per month, this property is an attractive option for those looking to establish or expand their business in a vibrant community. The surrounding area is bustling with local amenities, ensuring a steady flow of potential customers.

Do not miss out on this fantastic opportunity to secure a commercial space in a sought-after location. For further details or to arrange a viewing, please do not hesitate to get in touch.

- Commercial Shop
- Heart Of Liscard
- Great Foot Flow
- Viewing Essential
- Negotiable Terms
- EPC TBC

### Viewing

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



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			
<b>England &amp; Wales</b>		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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