



## 1-3 Old Chester Road, Wirral, CH63 7LA £675 Per Month



Nestled in the heart of Bebington, Wirral, this commercial property on Old Chester Road presents an exceptional opportunity for businesses seeking a prime location. The area is well-known for its vibrant community and accessibility, making it an ideal spot for various commercial ventures.

The property boasts a spacious layout, allowing for flexible use to accommodate a range of business needs. With its prominent position on a busy thoroughfare, it benefits from high visibility and foot traffic, which are crucial for attracting customers. The surrounding neighbourhood is a blend of residential and commercial establishments, ensuring a steady flow of potential clientele.

Commercial Terms Negotiable

- Commercial Let
- Negotiable Terms
- Popular Location
- Call for a Viewing

### Viewing

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

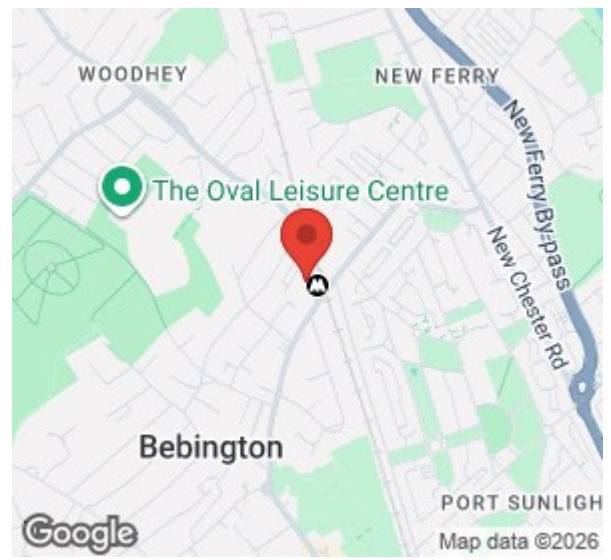


Approximate total area\*  
58.3 m<sup>2</sup>

(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.

GRAFFE 360



**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	



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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