Bakewell & Horner

ESTATE AGENTS

# 51 Mount Pleasant Road, Wallasey, CH45 5EN
# Offers In The Region Of £160,000

Commercial unit with a one-bedroom apartment above. The property is situated in a highly sought-after location, positioned on a bustling high street that ensures a steady flow of foot traffic, making it ideal for various business ventures.

The commercial unit offers a versatile space that can be tailored to suit your business needs, while the one-bedroom apartment above provides a comfortable living area, perfect for potential tenants or as a private residence. With two bathrooms, the apartment ensures convenience and privacy for its occupants.

Additionally, the property boasts a rear yard area, which can serve as an outdoor space for relaxation or additional storage, enhancing the overall appeal of this investment. This combination of commercial and residential space in a prime location makes it a rare find in today's market.

Whether you are looking to expand your investment portfolio or seeking a property with dual functionality, this offering on Mount Pleasant Road is not to be missed. Embrace the potential of this property and explore the opportunities it presents in a thriving community.

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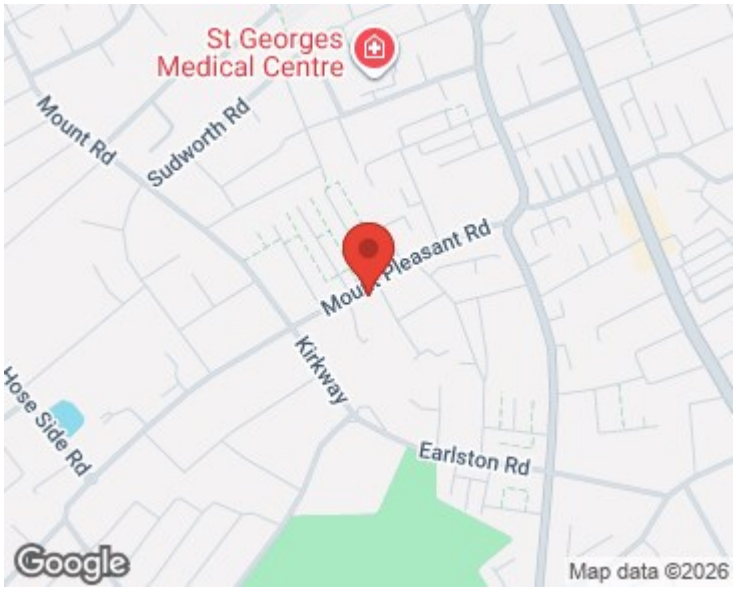
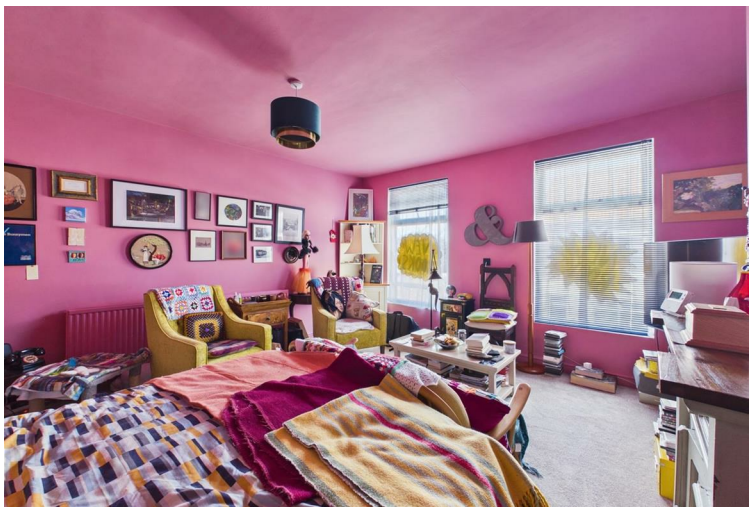
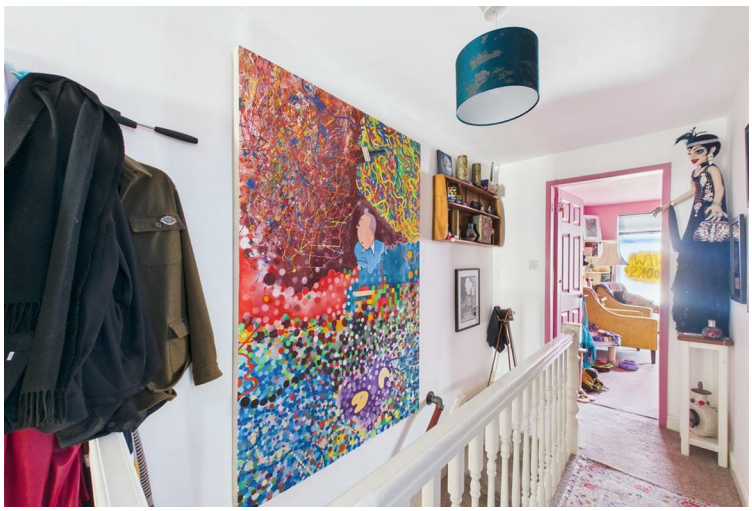
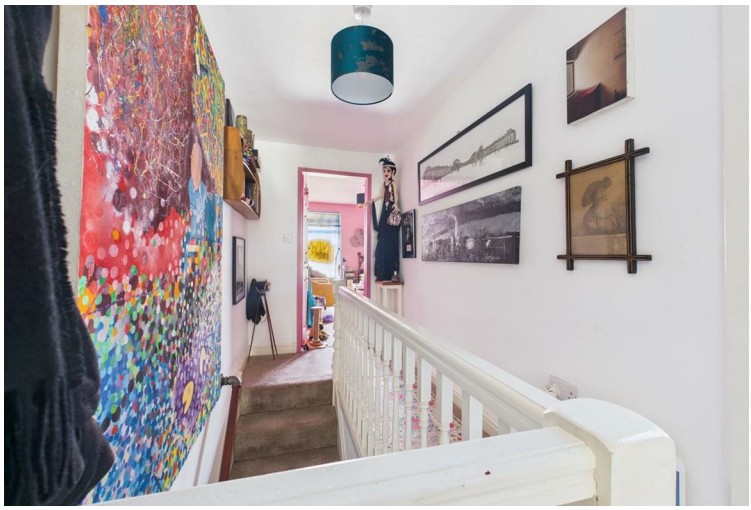
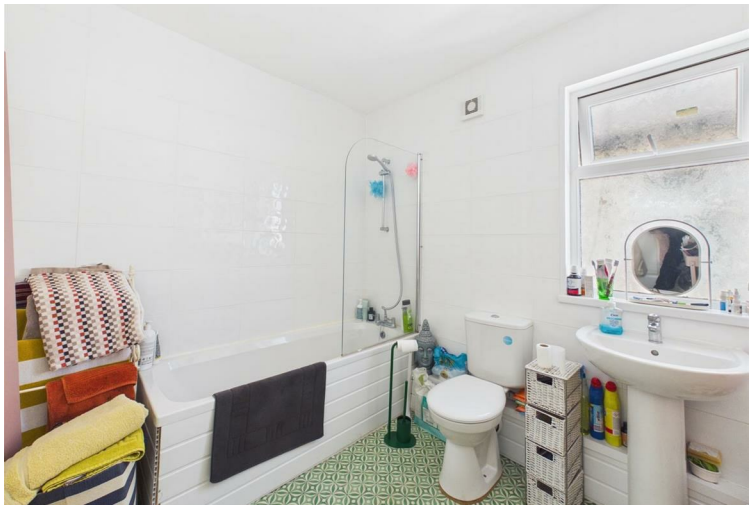
- Apartment With Commercial Unit Above
- Rear Yard
- Gas Central Heating
- EPC Rating TBC
- Highly Sought After Area
- Tastefully Decorated
- Fully Accessible Toilet To The Ground Floor
- Close To Transport Links
- Double Glazing
- Electric Shutters To Commercial Unit




**Directions**

**T. 0151 638 6313**



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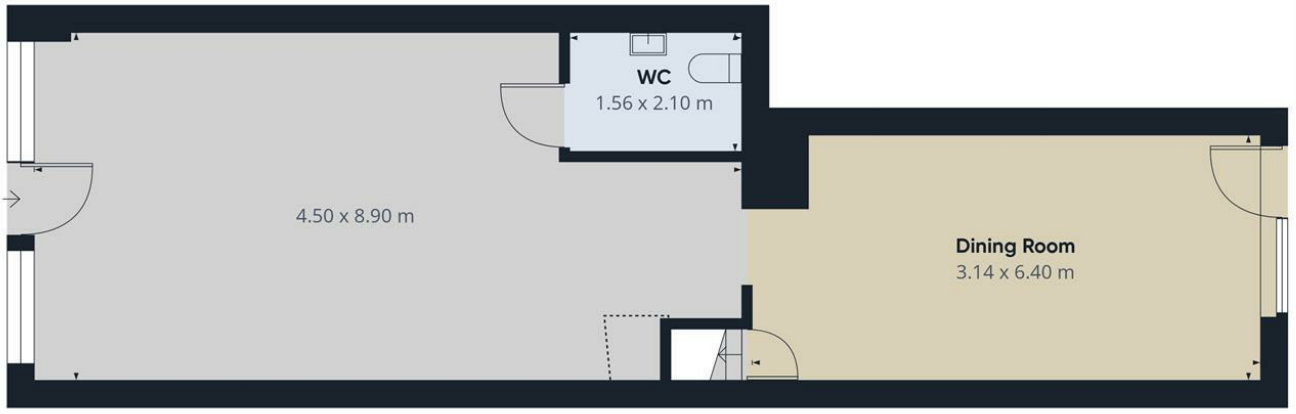
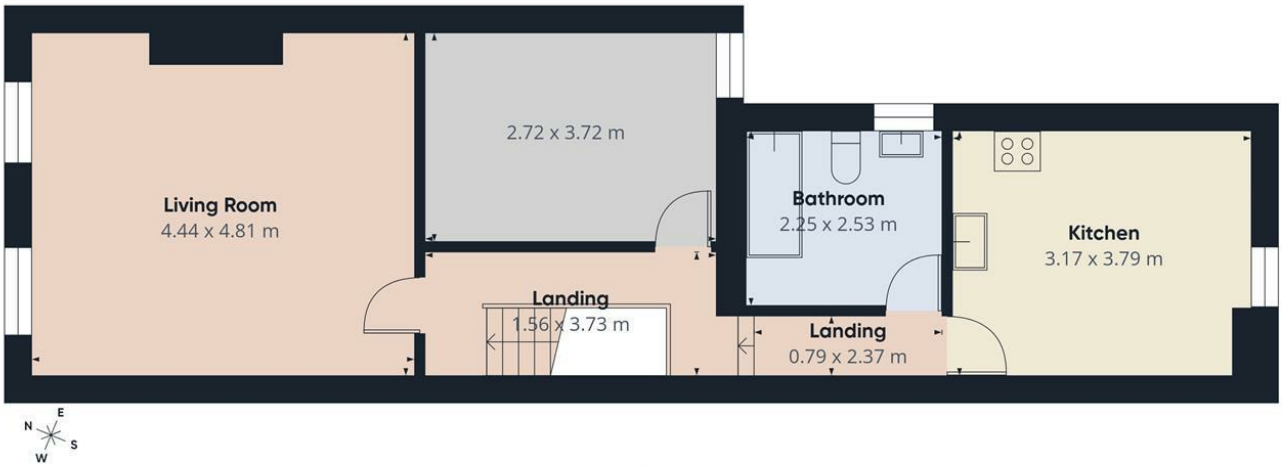



Floor 0




Floor 1

**Approximate total area**(1)

114.4 m²

**Reduced headroom**

0.5 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.

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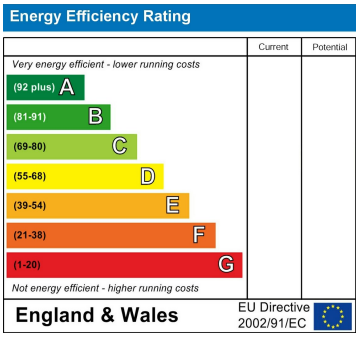


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