



## 66 Wallasey Road, Wallasey, CH44 2AE

### Asking Price £134,950

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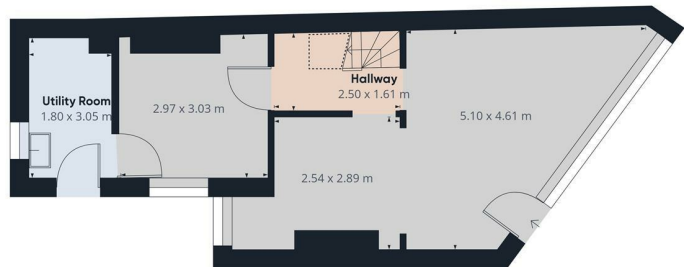
Situated in the heart of Liscard is this commercial shops front with office space above. To the ground floor the property comprises of a shop front area, office space, wc and storage area to the rear aspect. The floor above comprises of three office rooms and wc area. The property also benefits from roller shutters and rear yard space. Viewing essential!

- Commercial Unit
- Over Two Floors
- Gas Central Heating
- Kitchen Area
- Bathroom
- Three Offices Upstairs
- Ideal For Mortgage/Insurance
- Parking At Rear
- Rear Yard
- EPC Rating TBC

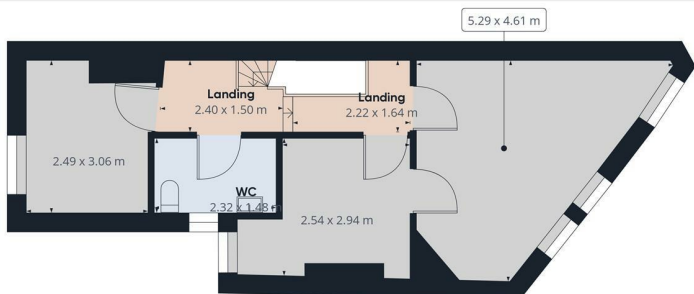


### Viewing

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



Floor 0



Floor 1

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

Reduced headroom  
0.92 m<sup>2</sup>

Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

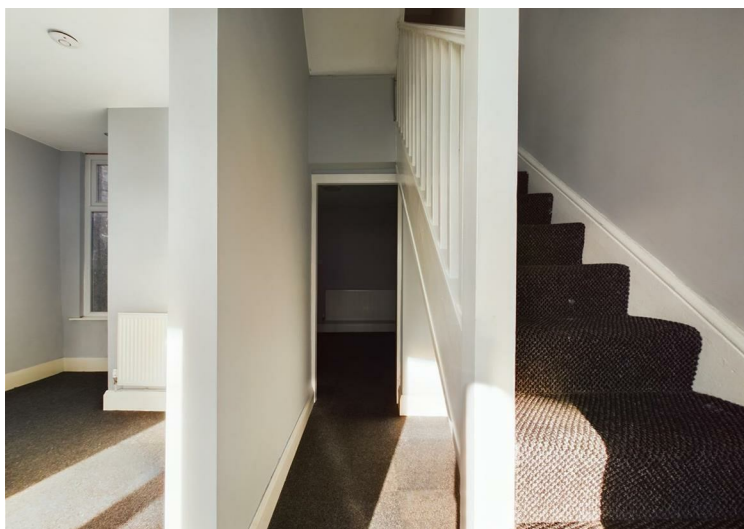
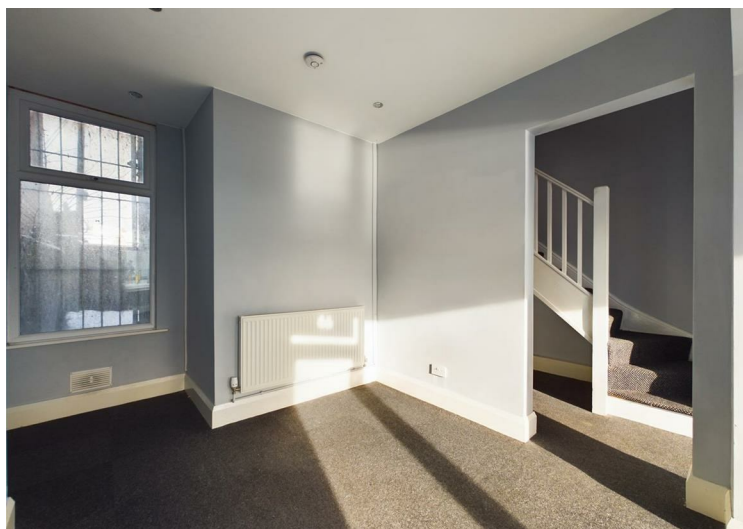
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFI 360



#### 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>                             | <b>1</b> | <b>1</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.

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