



## 130 Wallasey Road, Wallasey, CH44 2AF £1,150 Per Calendar Month



Nestled on the bustling Wallasey Road, this impressive office space offers a prime opportunity for businesses seeking a prominent location. Spanning an expansive 1,109 square feet, this large shop unit is designed to accommodate a variety of professional needs.

The property features three versatile office spaces that can also serve as storage rooms, providing ample room for your operations. The generous kitchen area is perfect for staff breaks or informal meetings, while the inclusion of a WC adds to the convenience of the layout.

Situated on a busy high street, this office benefits from high foot traffic and excellent visibility, making it an ideal spot for attracting customers and clients alike. Whether you are looking to establish a new business or expand your current operations, this property presents a fantastic opportunity in a vibrant community.

Do not miss the chance to secure this well-located office space that combines functionality with accessibility.

Utilities and Internet included!

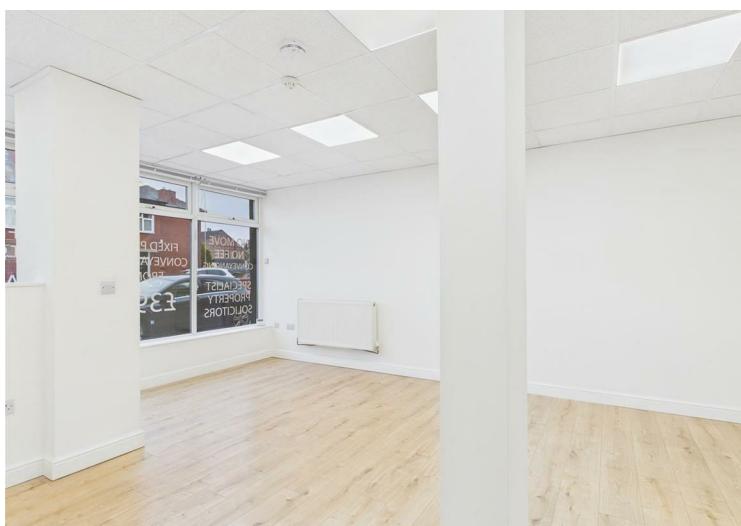
- Commercial Unit
- Situated On A Busy High Street
- Three Office/ Storage Areas
- Main Shop Floor Area
- Kitchen
- WC
- Sought After Location
- Viewing Essential!

### 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 |
|---|---|---------|-----------|
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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