



46 King Street, Wallasey, CH44 8AU Offers In The Region Of £124,950



Nestled on the bustling King Street in Wallasey, this commercial unit presents an excellent opportunity for entrepreneurs and investors alike. Boasting a large shop front area, the property enjoys high visibility, making it ideal for retail or service-based businesses. The interior is thoughtfully designed, featuring essential amenities such as a WC and a kitchen, ensuring convenience for both staff and customers.

In addition to the main commercial space, the property includes several storage rooms, providing ample space for inventory or equipment. This versatility allows for efficient operation and management of your business.

Moreover, there is significant potential to enhance the property further. Currently configured as a single unit, the space offers the exciting possibility of creating a self-contained flat above, which could serve as a residential rental opportunity or accommodation for staff. This feature adds considerable value and flexibility to the property.

With its prime location and adaptable layout, this commercial unit on King Street is a remarkable prospect for those looking to establish or expand their business in a vibrant community. Do not miss the chance to explore the potential this property has to offer.

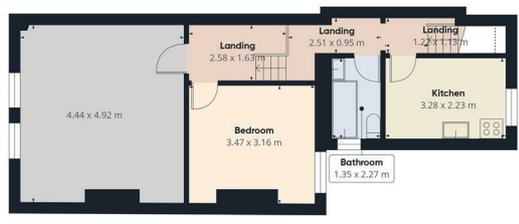
- Commercial Unit
- Large Main Shop Area
- Multiple Storage Rooms
- Kitchen
- WC
- Bathroom
- Viewing Essential!
- High Foot Flow Area
- EPC Rating TBC

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

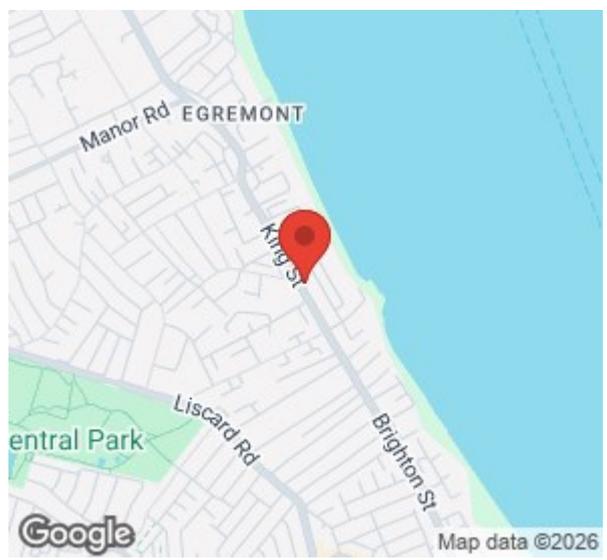
Approximate total area*
122.2 m²
Reduced headroom
0.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximations and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Vary very 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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