

for sale

132 Wallasey Road

Wallasey CH44 2AF

Freehold Commercial Property

Currently Set Up as Aesthetics and Beauty Salon

1,640 sq ft (153 sq m)

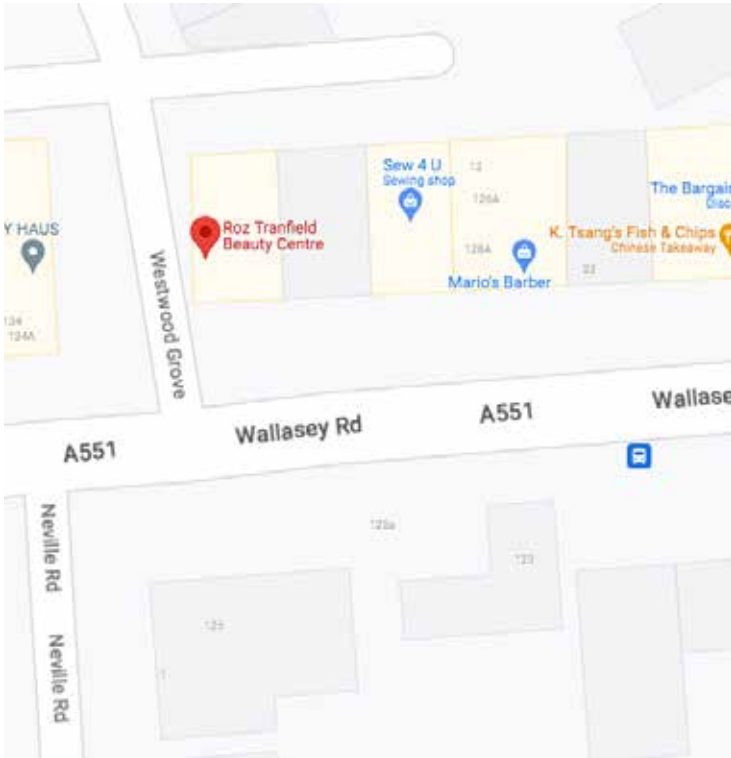


- Very Busy Location
- Residential Property Location
- Town Centre Location
- On Street Parking & Loading
- Quality Fit Out Throughout
- Great Business Opportunity
- Priced To Sell

**For further information
or to arrange a viewing
contact Roy Backhouse**

0151 541 2200

www.roybackhouse.com



PRICE
offers over
£200,000

RATES PAYABLE 23/24
Nil to qualifying occupiers

**For viewing and further information
please contact Roy Backhouse:**

Roy Backhouse Ltd
Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN
e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



LOCATION

The property is located in Liscard at the junction of Wallasey Road and Westwood Grove in a busy trading position with car parking outside the shop..

DESCRIPTION

The property comprises a beautifully fitted hair and beauty salon arranged over 3 floors with 8 individual treatment rooms and an open plan salon.

The property is ideally suited for continued use but could be used for alternative uses.

TENURE

Freehold.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Ground Floor	74 sq m	800 sq ft
First Floor	48 sq m	519 sq ft
Second floor	30 sq m	323 sq ft
Total Area	153 sq m	1,642 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT will be payable on the purchase price.

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