

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

132 Wallasey Road, Wallasey CH44 2AF



## Description

The property comprises a retail unit arranged over three floors, currently fitted out to an excellent standard as a beauty and hair salon with eight individual treatment rooms and an open plan salon. The property would be suitable for alternative uses, subject to planning.

## Location

The property is located on the junction of Wallasey Road and Westwood Grove in a busy trading position in Liscard and benefits from on-street parking to the front and side.

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## Sale Price

Offers in excess of £200,000

## Tenure

Freehold

## Accommodation

Ground Floor	74m <sup>2</sup>	800ft <sup>2</sup>
First Floor	48m <sup>2</sup>	519ft <sup>2</sup>
Second Floor	30m <sup>2</sup>	323ft <sup>2</sup>

## Rating Assessment

Rateable Value from April 2023	£4,650
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Kitchen and WC facilities

## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices quote are exclusive of VAT

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Strictly by arrangement with Agent. Contact :



### Tom Carew

Commercial Agency

E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)

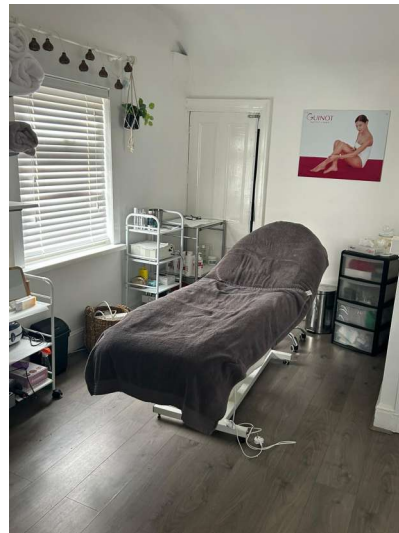
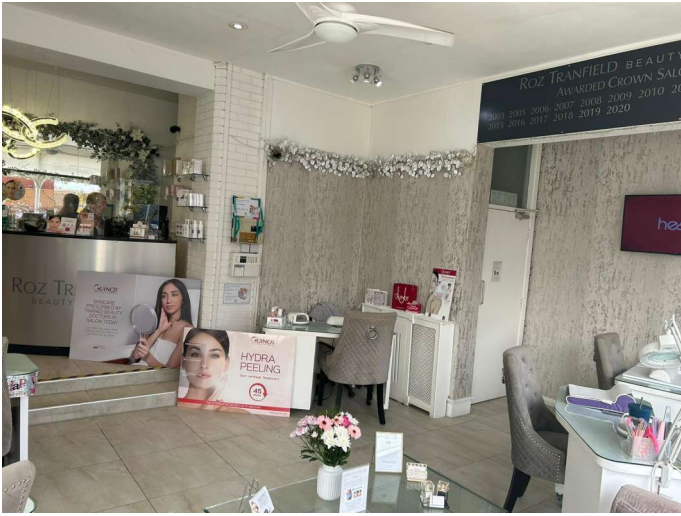
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