

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Retail

32 Bebington Road, Tranmere CH42 6PU

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### Description

A mixed use property comprising a ground floor retail unit currently being used as a salon but could be used for a variety of purposes subject to the correct planning. The ground floor retail unit extends to 54 Sq.m (580 Sq.Ft). The upper floors comprises a maisonette, which consists of four bedrooms, a bathroom, lounge and kitchen.

### Location

The property is located on a corner plot on a parade of shops on Bebington Road where nearby traders are locally established businesses. The location benefits from being in a largely residential area, with good public transport links nearby in the form of bus routes, with on street parking outside the premises.

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## Sale Price

£200,000

## Rating Assessment

Retail Unit Ratable Value	£5,400
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## Accommodation

Retail Unit	54m <sup>2</sup>	580ft <sup>2</sup>
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Maisonette - 4 bedrooms over 2 floors. Lounge, kitchen and bathroom.

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT Statement

All prices and rents quoted are exclusive of VAT.

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Strictly by appointment with agent, contact;



**Jamie Robertson**

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

T: 0151 647 9272

0151 647 9272

<https://www.smithandsons.net/>

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