

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Retail

36 Stanley Road, New Ferry CH62 5AS

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### Description

The property comprises a substantial single story building which was previously used as a licensed club and bar premises. The property is predominately spread over one level which extends to 1915 Sq.Ft (178 Sq.M), and also benefits from a small mezzanine area (149 Sq.Ft). There is extensive hard standing for parking and outside seating.

### Location

The property is located on Stanley Road, New Ferry, in a predominantly residential area. The area is well-served by public transport links, with nearby bus routes and train stations providing access to Liverpool and other surrounding areas.

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## Sale Price

£80,000

## Tenure

By way of a freehold sale.

## Accommodation

Ground Floor	178m <sup>2</sup>	1915ft <sup>2</sup>
First Floor Mezzanine	17.81m <sup>2</sup>	191.63ft <sup>2</sup>

## Rating Assessment

Ratable Value 2025	TBA
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## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices quoted are to be taken as exclusive of VAT

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By appointment with sole agent, contact;



**Jamie Robertson**

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