

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

213-215 Seabank Road, Wallasey CH45 1HE



## Description

The property comprises a two story semi detached building with various size rooms, which has previously been used as a doctors surgery and also more recently as a hair and beauty salon and benefits from a rear yard.

## Location

The property is situated on the A554 Seabank Road, occupying a corner position with Cambridge Road in the New Brighton area of Wallasey. The property is in an established retail area with a significant amount of residential properties nearby. The location is on a major bus route serving Liscard and New Brighton.

0151 647 9272

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## Sale Price

Offers in excess of £175,000

## Tenure

By way of a freehold sale.

## Accommodation

Ground Floor	98.6m <sup>2</sup>	1060.94ft <sup>2</sup>
First Floor	62.13m <sup>2</sup>	668.51ft <sup>2</sup>

W.C + Kitchen Facilities

## Rating Assessment

Ratable Value 2025	£5,900
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## Legal Costs

Each party to be responsible for their own legal costs.

## VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT.

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Strictly by appointment with sole agent, contact;



### Tom Carew

Commercial Agency

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