

Smith AND SONS

PROPERTY CONSULTANTS

Retail

196 Saughall Massie Road, Upton, Wirral CH49 4LD



Description

The property comprises a ground floor retail unit which extends to 150 Sq.m (1616 Sq.ft) previously used as a tool hire yard, but could be used for a variety of purposes subject to planning. The property benefits from a yard to the rear which extends to 633 Sq.m (6818 Sq.ft) with potential scope for development. To the first floor is a two bedroom flat completed to a modern standard.

Location

The property is located on Saughall Massie Road, which is a prominent commuter road that connects the M53 motorway to the towns of Hoylake and West Kirby. The property is located in a well established trading position, in a largely suburban residential area. Traders in the area tend to be locally established businesses however, national traders nearby include Co-op.

0151 647 9272

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Sale Price

Offers over £350,000 by way of sealed bids.
Closing date of bids to be submitted 26/9/2024

Rating Assessment

| | |
|---------------|--------|
| Ratable Value | £9,800 |
|---------------|--------|

Accommodation

| | | |
|-------------|-------------------|---------------------|
| Retail Unit | 150m ² | 1616ft ² |
| Yard | 633m ² | 6818ft ² |

2 Bedroom Flat; Kitchen, Lounge, W.C

Other Info

By way of sealed bids. Closing date 26/9/2024

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.

Strictly by appointment with sole agent, contact;



Jamie Robertson

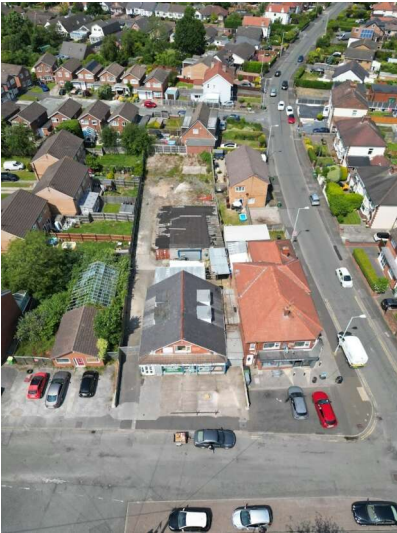
E: jxr@smithandsons.net
T: 0151 647 9272

0151 647 9272

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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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