

# 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
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## Accommodation

Retail Unit	150m <sup>2</sup>	1616ft <sup>2</sup>
Yard	633m <sup>2</sup>	6818ft <sup>2</sup>

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.

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Strictly by appointment with sole agent, contact;



**Jamie Robertson**

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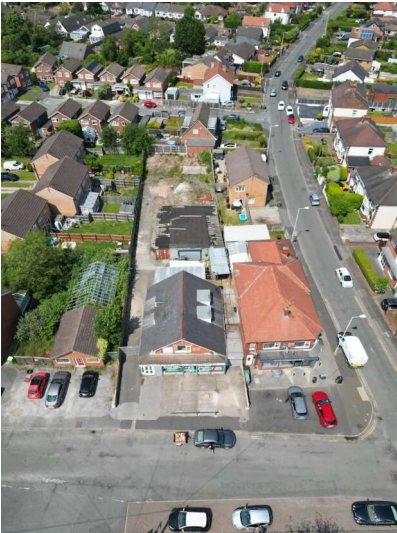
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