



## 69 Mill Lane, Wallasey, CH44 5UB

### £450



Nestled in the bustling area of Mill Lane, Wallasey, this commercial shop presents an exciting opportunity for entrepreneurs and business owners alike. With its prime location, the property benefits from high foot traffic, ensuring excellent visibility and accessibility for customers.

The shop offers a blank canvas, allowing you to tailor the space to suit your unique business needs and vision. Whether you are looking to establish a retail outlet, a café, or any other commercial venture, the potential to make this space your own is truly remarkable.

Additionally, the rental terms are negotiable, providing flexibility to accommodate your business plans. This is an ideal chance to secure a prominent position in a vibrant community, where you can thrive and grow your enterprise.

Do not miss out on this opportunity to create a successful business in a sought-after location.

- Commercial Shop
- Busy Wallasey Location
- Bright Main Shop Area
- Large Back Storage Room
- Small Kitchen Area
- Negotiable Lease Terms

Approximate total area<sup>(1)</sup>  
47.2 m<sup>2</sup>

Reduced headroom  
0.2 m<sup>2</sup>

5.08 x 3.61 m

5.72 x 4.02 m

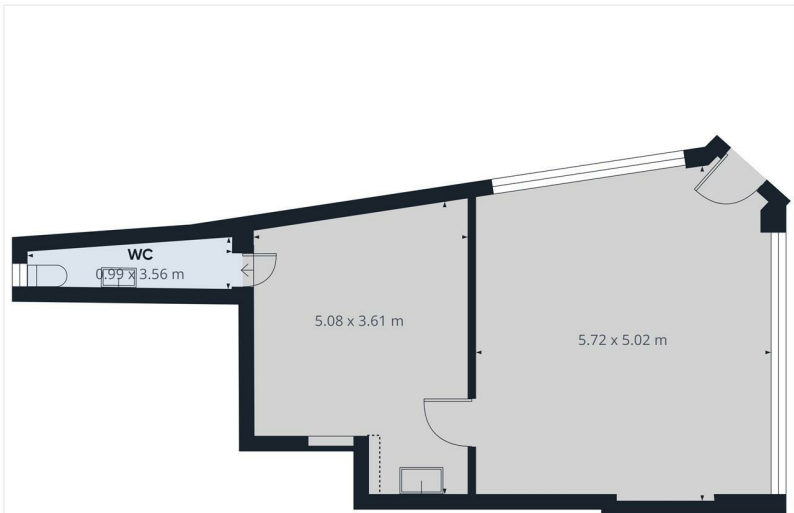
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS  
3C standard. Measurements are

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



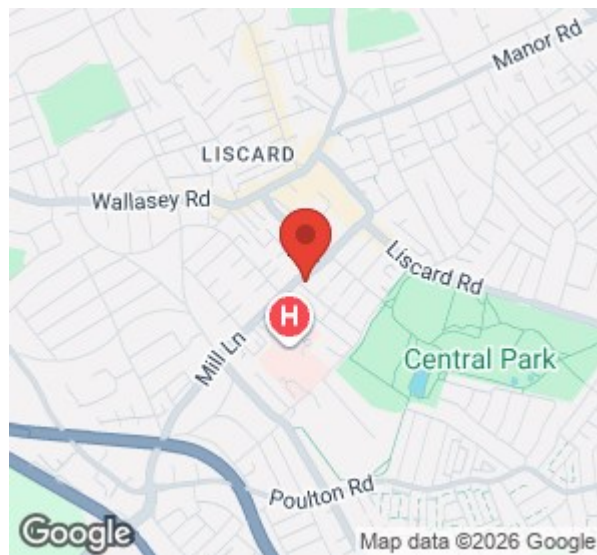
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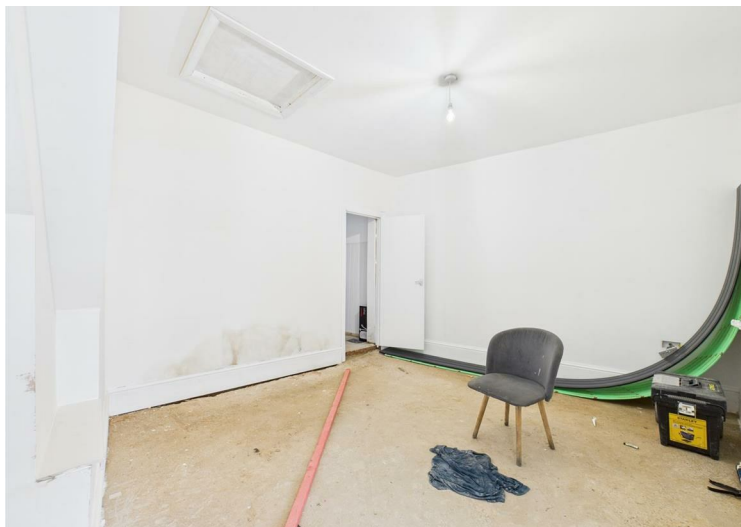
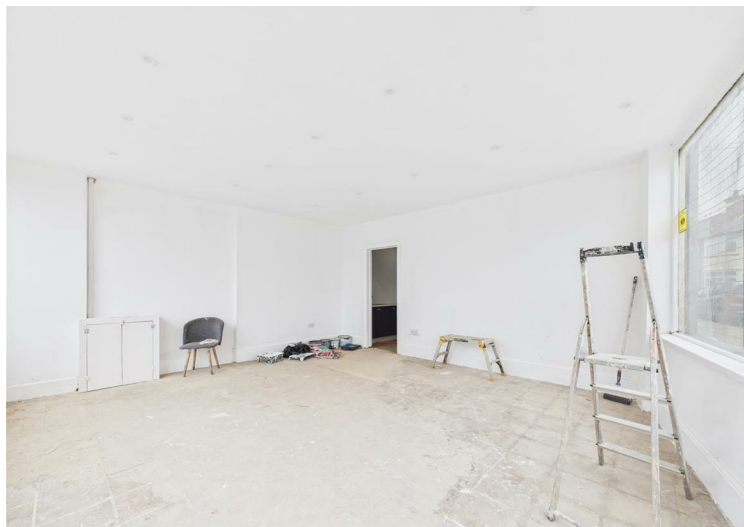
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFTE 360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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