



## 79 Mill Lane, Wallasey, CH44 5UB £575 Per Month



Nestled in the bustling area of Mill Lane, Wallasey, this commercial property presents an excellent opportunity for those looking to invest in a vibrant location. The shop boasts a prime position with a high footfall, ensuring that your business will benefit from significant visibility and customer traffic.

The property comprises three main rooms, providing ample space for various business ventures. While the interior requires modernisation, this offers a blank canvas for you to tailor the space to your specific needs and vision. With a little creativity and investment, you can transform this shop into a thriving enterprise that stands out in the community.

Additionally, the convenience of parking at the rear for two cars adds to the appeal, making it easier for both customers and staff. This feature is particularly valuable in a busy area, where parking can often be a challenge.

In summary, this shop on Mill Lane is a promising investment opportunity in a lively area of Wallasey. With its strategic location, spacious layout, and potential for modernisation, it is well-suited for entrepreneurs looking to establish or expand their business. Don't miss the chance to make this property your own and contribute to the vibrant local economy.

- Commercial let
- Three good sized rooms
- Popular location
- Off road parking at rear
- Negotiable Lease Terms
- EPC TBC

### Viewing

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



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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