



239 Seaview Road, Wirral, CH45 4PD

£550



Nestled in the heart of Wallasey, on the sought-after Seaview Road, this commercial property presents an exceptional opportunity for entrepreneurs and business owners alike. With its prime location, the property benefits from high visibility and foot traffic, making it an ideal spot for a variety of business ventures.

The good sized space offers endless possibilities for those looking to establish or expand their business. The flexible lease terms are negotiable, allowing for a tailored agreement that suits your specific needs and aspirations. This adaptability is particularly advantageous in today's dynamic market, where businesses require the freedom to grow and evolve.

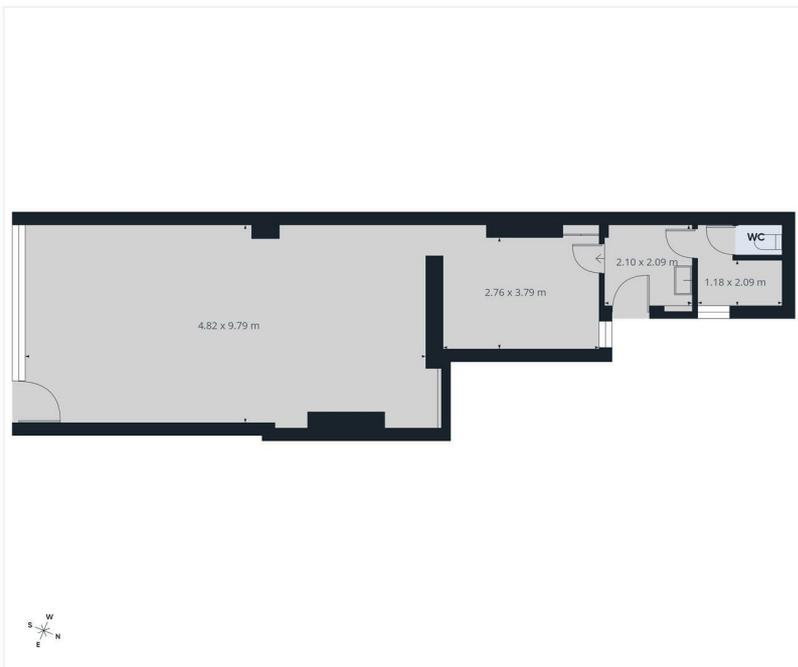
The property boasts an Energy Performance Certificate (EPC) rating of C, indicating a reasonable level of energy efficiency, which is increasingly important for modern businesses aiming to reduce their environmental impact and operational costs.

Whether you are considering a retail outlet, a café, or an office space, this location on Seaview Road is sure to attract a diverse clientele. The surrounding area is vibrant and well-connected, providing a supportive community for new and established businesses alike.

- Desirable Location
- EPC Rated C
- Busy Foot floor
- Electric Shutter
- Negotiable Lease Terms

Viewing

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



Approximate total area*
67.7 m²

(1) Excluding balconies and terraces

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

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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			
England & Wales		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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