8 Dee Lane, Wirral, CH48 0QA
£30,000 POA

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Nestled in the heart of West Kirby on Dee Lane, this commercial property offers an impressive 1,463 square feet of versatile space, ideal for a variety of business ventures. The location benefits from a bustling footfall, ensuring that your enterprise will be well-positioned to attract a steady stream of customers.

West Kirby is known for its vibrant community, making it an excellent choice for businesses looking to engage with local residents and visitors alike. The property is conveniently situated just 0.2 miles from West Kirby Train Station, providing easy access for both staff and clientele.

With plenty of opportunities to thrive in this lively area, this commercial space is a fantastic investment for those looking to establish or expand their business in a sought-after location. Whether you envision a retail shop, café, or office space, this property is ready to accommodate your aspirations. Don't miss the chance to be part of this dynamic community.
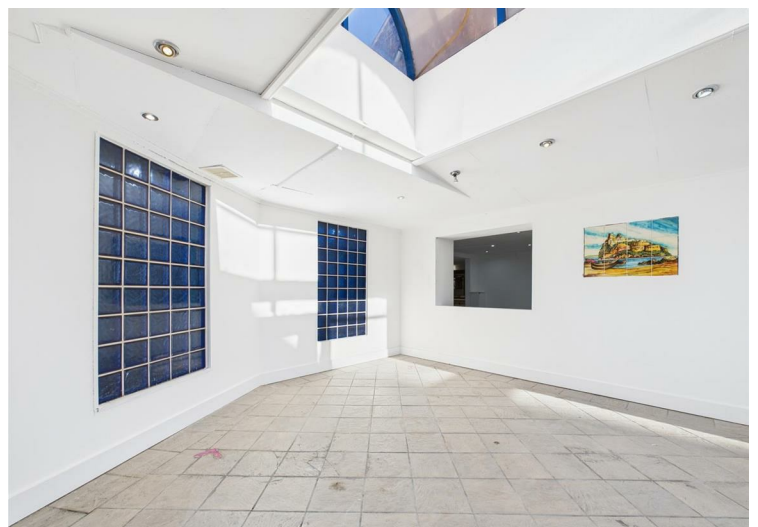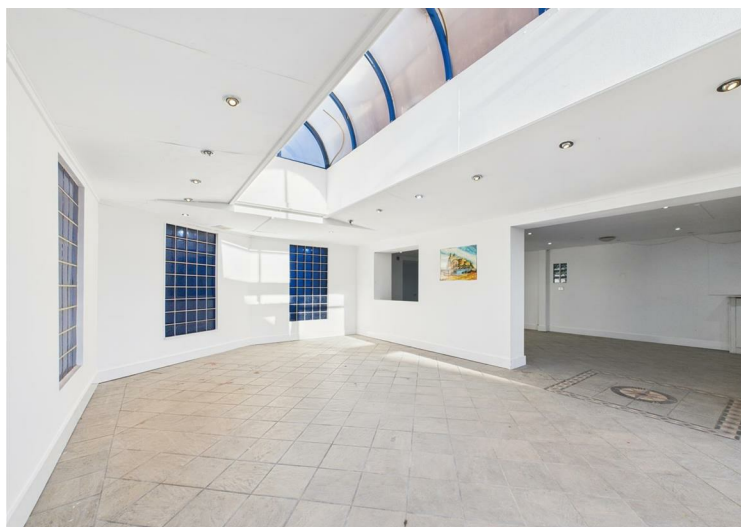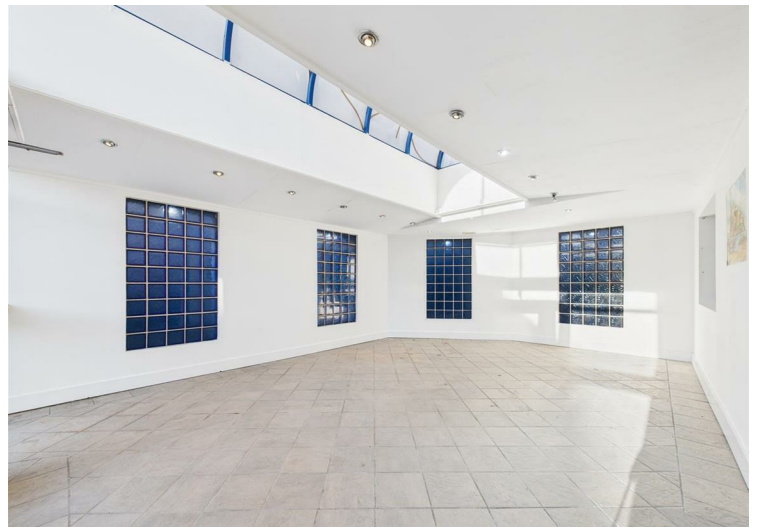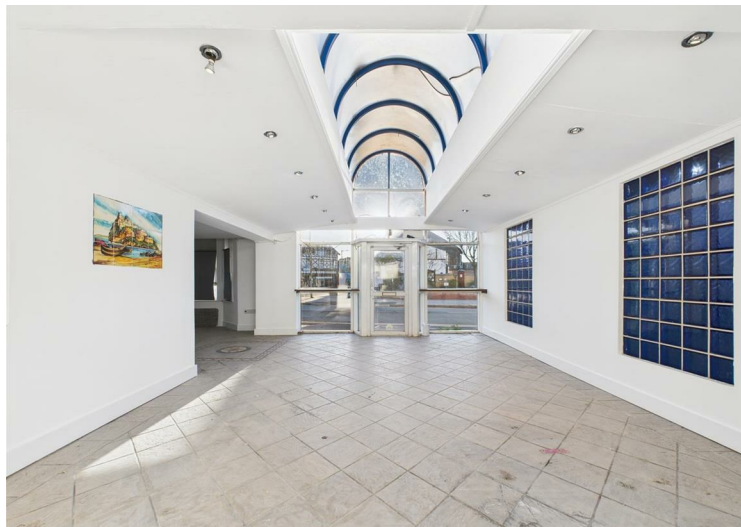
- South Facing Commercial Property
- Fully Licensed
- Set In a Popular West Kirby Location
- Long Lease Available
- Busy Foot Flow
- Call for a Viewing

4.88 x 7.53 m

Hallway
1.89 x 1.41 m

1.04 x 4.47 m

WC
1.50 x 1.92 m

4.32 x 9.64 m

2.39 x 4.74 m

WC
1.91 x 2.67 m

6.27 x 2.16 m

Bathroom
2.43 x 1.66 m

Utility Room
2.09 x 4.60 m

Kitchen
2.06 x 4.54 m

1.90 x 3.43 m

Approximate total area⁽¹⁾
141.9 m²

Reduced headroom
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

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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W N S E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ
T. 0151 638 6313 | E. management@bakewellhorner.co.uk
https://www.bakewellhorner.co.uk