



## 242 Rake Lane, Wallasey, CH45 1JR £695 Per Month



Nestled in the vibrant area of Rake Lane, Wallasey, this commercial property presents an exceptional opportunity for entrepreneurs and business owners alike. The shop is situated in a popular location, ensuring a steady flow of foot traffic and visibility for your business.

With flexible lease terms available, this property allows for a tailored approach to suit your specific needs, making it an attractive option for those looking to establish or expand their presence in the area. The potential for growth and success in this bustling locale is significant, providing a solid foundation for a thriving enterprise.

Whether you are looking to start a new venture or relocate an existing business, this shop offers the perfect setting to realise your ambitions. Do not miss out on this great opportunity to secure a prime commercial space in Wallasey.

EPC D

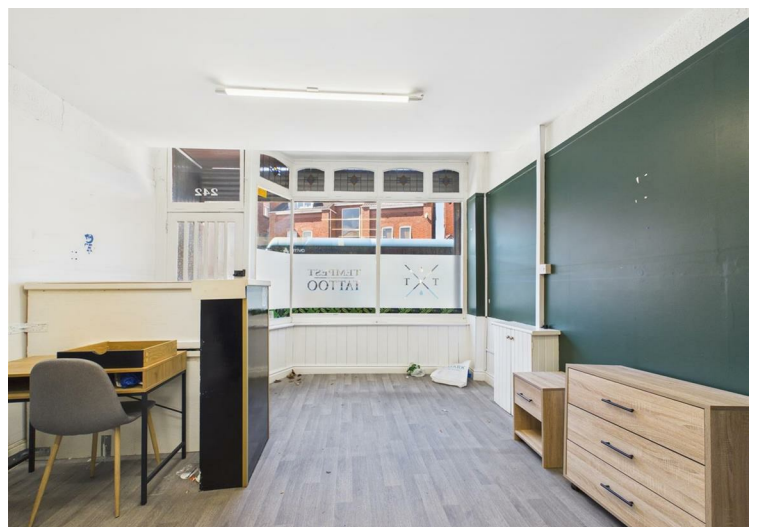
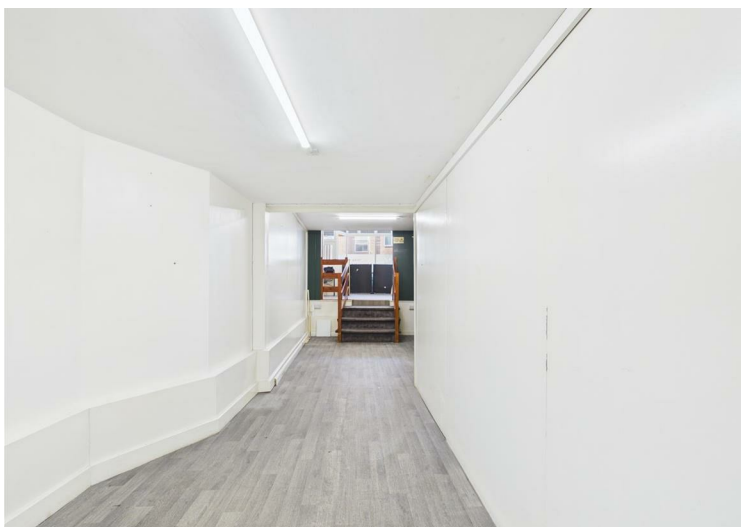
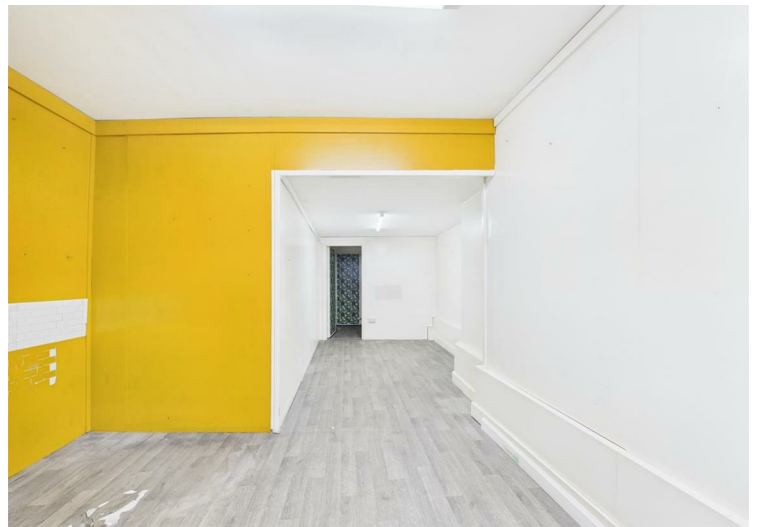
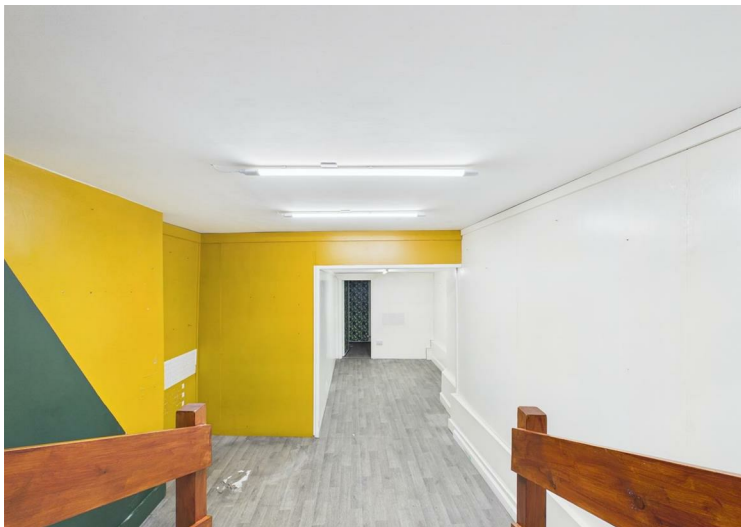
- Commercial Property To Let
- Negotiable Lease Terms
- Popular Location
- Viewings Available
- EPC Rated D

### 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.