



## 192 Bidston Avenue, Prenton, CH41 0DU £1,800 Per Month



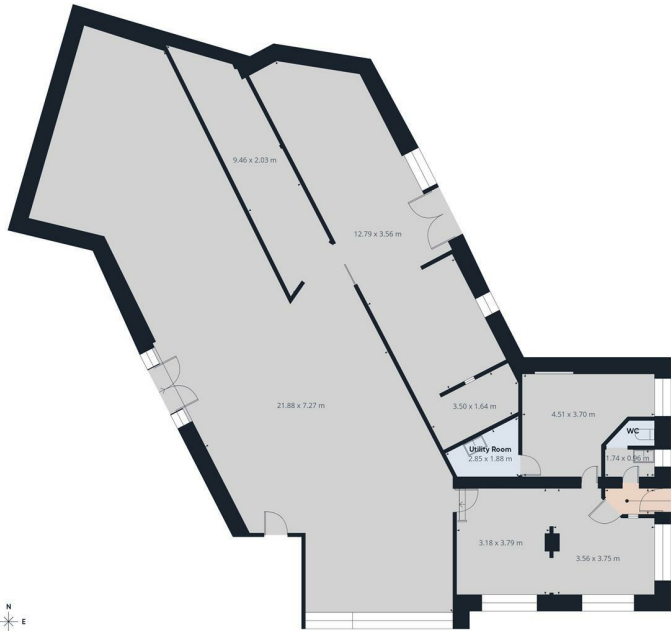
Bidston Road, Prenton - a prime location for your next business venture! This large commercial unit is now available to let, offering a spacious environment for your operations. With roller shutters providing security and convenience, this property boasts two main spaces along with multiple storage and office rooms, catering to all your business needs. Situated in a sought-after location, this commercial unit presents a fantastic opportunity for those looking to establish or expand their business in a bustling area. Don't miss out on the chance to make this space your own and take your business to new heights!

- Large Commercial Unit
- Two Main Shop Floor Areas
- Range Of Store/ Office Rooms
- Roller Shutters
- Sought After Location
- WC
- Kitchen Area
- Viewing Is A Must
- Not Permitted To Be A Convenient Store
- EPC Rating D

### 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<sup>(1)</sup>  
240.5 m<sup>2</sup>

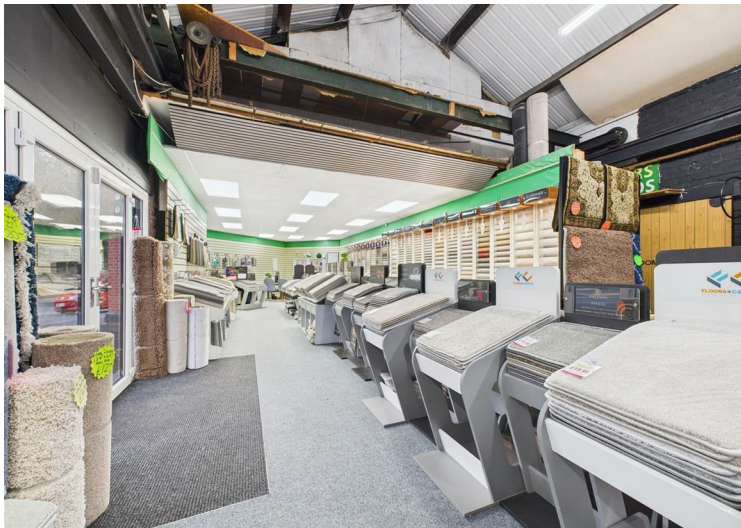
(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Vary 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		
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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