

## 51 Mount Pleasant Road, Wallasey, CH45 5EN Offers In The Region Of £180,000

Commercial unit with a one-bedroom apartment above. The property is situated in a highly sought-after location, positioned on a bustling high street that ensures a steady flow of foot traffic, making it ideal for various business ventures.

The commercial unit offers a versatile space that can be tailored to suit your business needs, while the one-bedroom apartment above provides a comfortable living area, perfect for potential tenants or as a private residence. With two bathrooms, the apartment ensures convenience and privacy for its occupants.

Additionally, the property boasts a rear yard area, which can serve as an outdoor space for relaxation or additional storage, enhancing the overall appeal of this investment. This combination of commercial and residential space in a prime location makes it a rare find in today's market.

Whether you are looking to expand your investment portfolio or seeking a property with dual functionality, this offering on Mount Pleasant Road is not to be missed. Embrace the potential of this property and explore the opportunities it presents in a thriving community.

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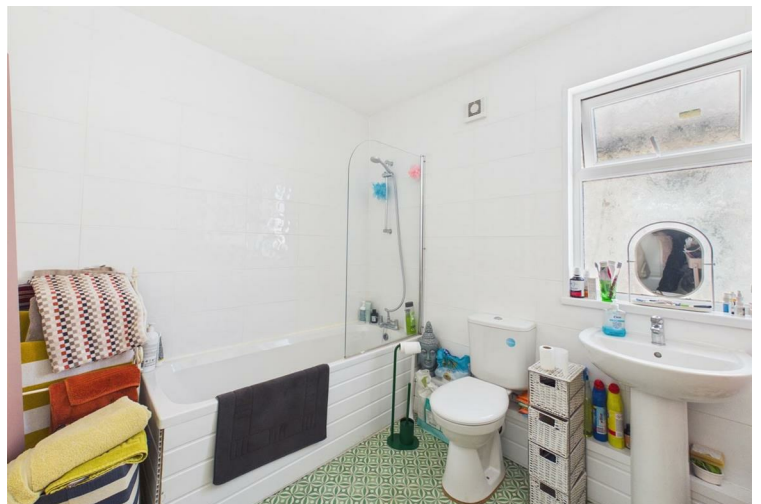
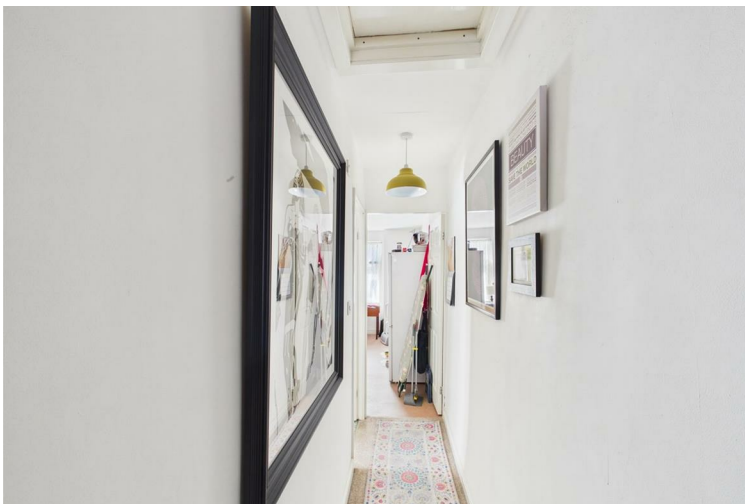
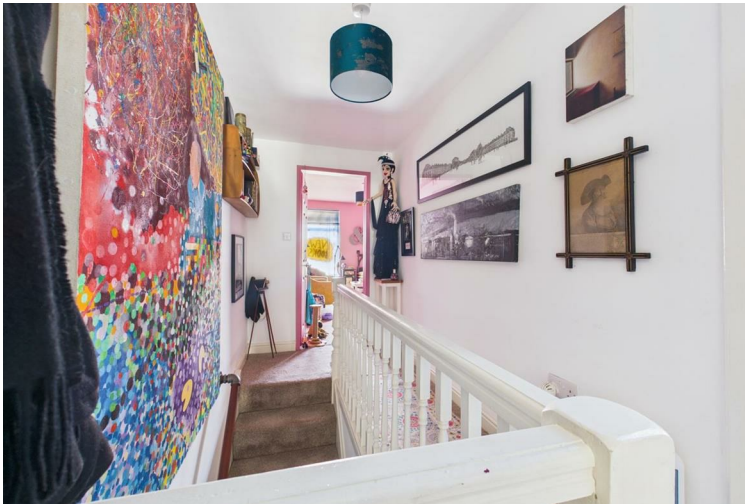


- One Bedroom Apartment With Commercial Unit Above
- Rear Yard
- Gas Central Heating
- EPC Rating TBC
- Highly Sought After Area
- Tastefully Decorated
- Fully Accessible Toilet To The Ground Floor
- Close To Transport Links
- Double Glazing
- Electric Shutters To Commercial Unit



### Directions

**T. 0151 638 6313**





Energy Efficiency Rating		
	Current	Potential
Very 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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