



## 63 Poulton Road, Wallasey, CH44 9DD Offers In The Region Of £42,000



Poulton Road in Wallasey, this commercial unit presents an exceptional opportunity for entrepreneurs and business owners alike. Located in a high foot flow area, the property benefits from significant visibility and accessibility, making it an ideal spot for attracting customers.

The unit is conveniently situated on the bus route to both Liverpool and Birkenhead, ensuring a steady stream of potential clientele. This prime location not only enhances the unit's appeal but also positions it as a strategic choice for various business ventures.

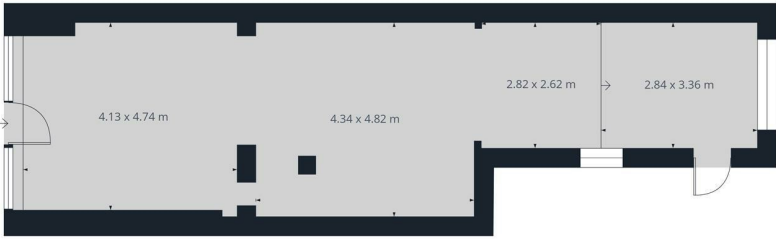
As a blank canvas, the space offers the flexibility to be tailored to your specific needs and vision. Whether you are looking to establish a retail shop, a café, or an office, this property provides the perfect foundation to create an inviting and functional environment.

EPC Rating TBC

- Commercial Unit
- In Need Of Refurbishment
- High Foot Flow Area
- Large Shop Floor Area
- Back Room/Storage Room
- Viewing Essential!
- Commercial EPC Rating TBC

### Viewing

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

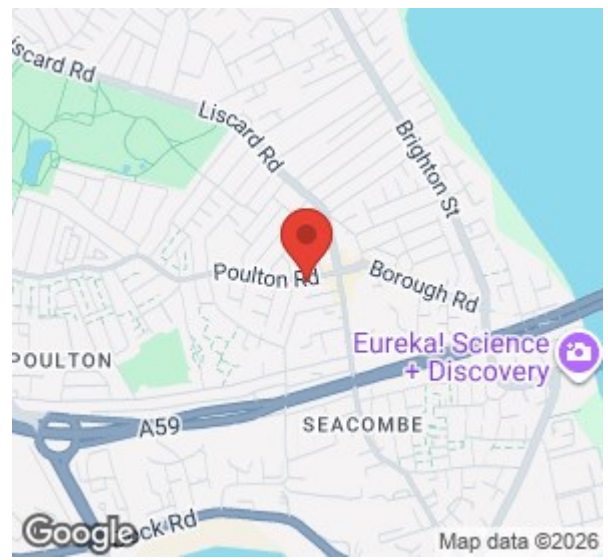


Approximate total area\*  
59.12 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



**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		

**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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