



## 49 King Street, Wallasey, CH44 0BY £1,250 Per Calendar Month



Nestled in the heart of Wallasey, this impressive commercial unit on King Street offers a remarkable opportunity for businesses seeking a prominent location. Spanning a generous area, the property comprises numerous separate rooms, providing ample space for a variety of uses.

The unit's strategic position on a bustling street ensures high visibility and foot traffic, making it an ideal choice for retailers, offices, or service providers looking to establish a strong presence in the community. The layout of the rooms allows for flexible configurations, enabling you to tailor the space to meet your specific business needs.

With its large size and versatile design, this commercial unit is not just a space; it is a canvas for your business aspirations. Whether you are looking to expand an existing venture or start anew, this property presents an excellent opportunity to thrive in a vibrant area.

Do not miss the chance to secure this prime commercial space in Wallasey, where potential awaits.

- Large Commercial Unit
- Set On A Busy High Street
- Security Shutters
- Sought After Location
- Close To The Promenade
- Previously Used As A Gym
- 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



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.

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