



## 52 Mill Lane, Wallasey, CH44 5UG Offers In The Region Of £65,000



Nestled in the vibrant area of Mill Lane, Wallasey, this commercial unit presents an excellent investment opportunity. The property is currently sold with a tenant in situ, ensuring immediate rental income for the discerning buyer.

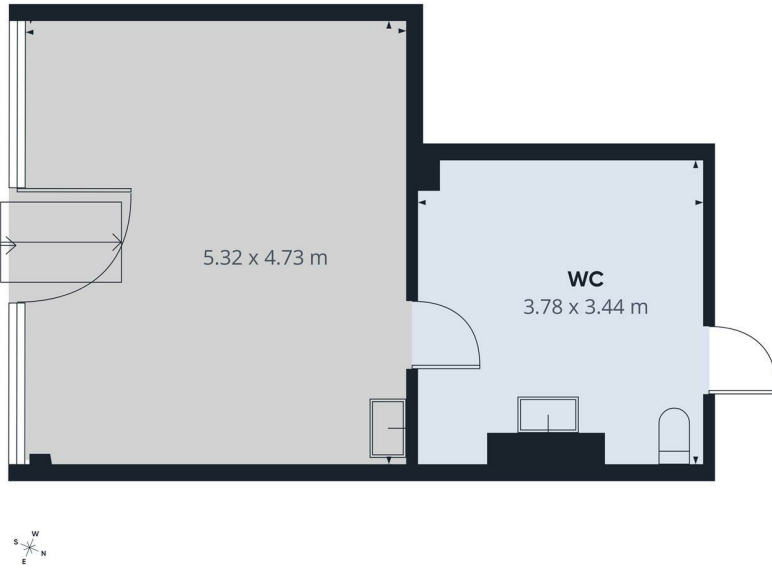
Positioned in a bustling footfall area, this shop benefits from high visibility and accessibility, making it an ideal location for various retail ventures. The surrounding community is lively, providing a steady stream of potential customers.

This commercial unit is not just a property; it is a gateway to a thriving business environment. With its strategic location and existing tenancy, it offers a unique chance to invest in a promising area. Whether you are an experienced investor or looking to enter the commercial property market, this unit on Mill Lane is worth considering.

- Commercial Unit
- Busy Foot Flow Area
- Main Shop Floor Area
- WC
- Roller Shutter
- Tenant In Situ
- 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

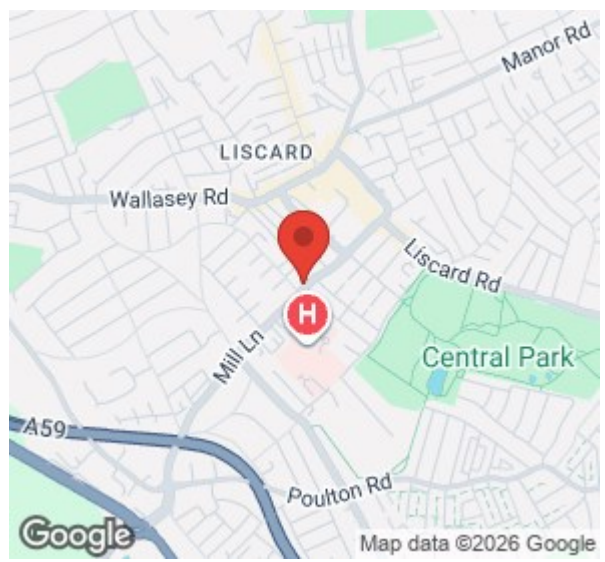


Approximate total area\*  
37.5 m<sup>2</sup>

(1) Excluding balconies and terraces

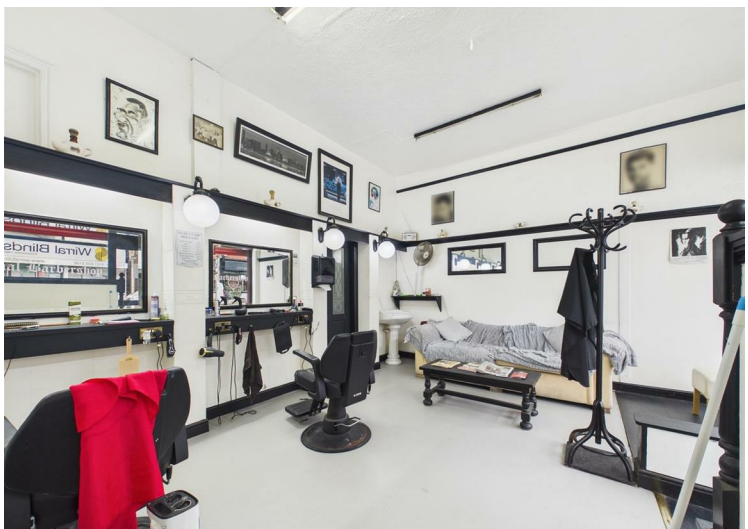
Calculations reference the RICS IPMS 3C standard. Measurements are approximations and not to scale. This floor plan is intended for illustration only.

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**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	



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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