



## 395 Poulton Road, Wallasey, CH44 4DF Offers In The Region Of £50,000



Poulton Road in Wallasey, this commercial property presents an excellent opportunity for entrepreneurs and business owners alike. The shop is strategically located on a busy high street, ensuring high foot traffic and visibility for your business.

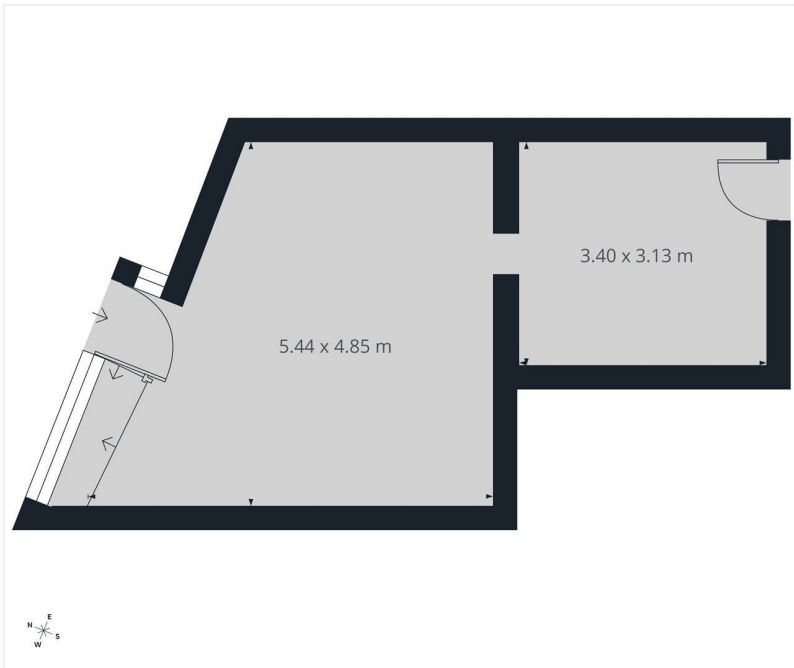
The main shop floor area is spacious and well-lit, providing an inviting atmosphere for customers. This versatile space can be tailored to suit a variety of retail needs, making it an ideal setting for a shop, café, or service-based business. Additionally, the back room area offers valuable extra space, perfect for storage or as an office, enhancing the functionality of the property.

With its prime location and adaptable layout, this commercial property on Poulton Road is a fantastic investment for those looking to establish or expand their business in a vibrant community. Don't miss the chance to make this space your own and benefit from the lively environment that Wallasey has to offer.

- Commercial Unit For Sale
- Busy High Street
- Main Shop Floor Area
- Back Room/Storage Room
- Sought After Location
- 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

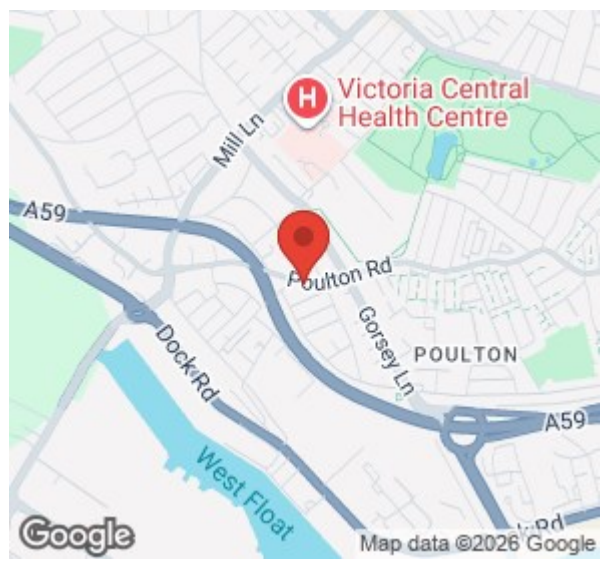


Approximate total area\*  
34.2 m<sup>2</sup>

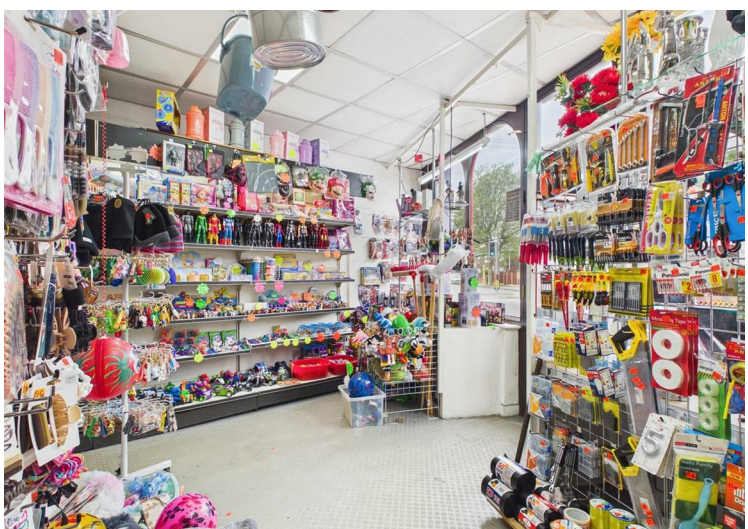
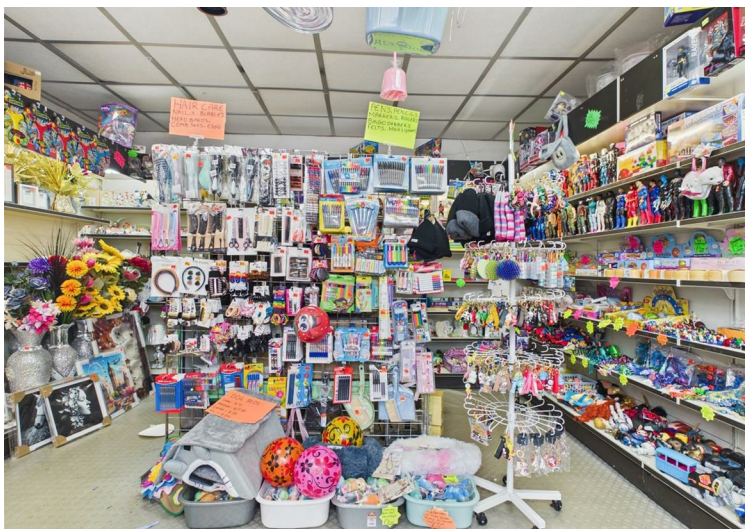
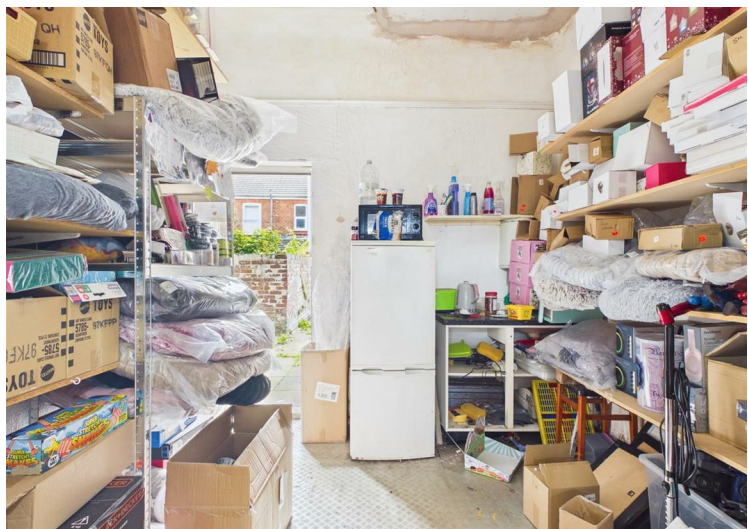
(1) Excluding balconies and terraces

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

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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