



218-222 Reeds Lane, Wirral, CH46 9PJ

Best Offers Over £265,000

Nestled on Reeds Lane in the charming area of Wirral, this unique property presents an exceptional investment opportunity. Comprising a shop with living accommodation, this versatile space spans an impressive 740 square feet, making it ideal for those looking to combine business and residential life.

The property features a well-appointed shopfront, perfect for attracting customers and establishing a thriving business. Above the shop, you will find comfortable living quarters, allowing you to enjoy the convenience of working and residing in the same location. This arrangement is particularly appealing for entrepreneurs seeking a seamless work-life balance.

Additionally, the property includes parking for one vehicle, along with two garages located at the rear. This added convenience not only enhances the functionality of the property but also provides ample storage space or potential for further development.

Sold as one freehold, this property offers a rare chance to own both a commercial and residential space in a desirable location. Whether you are an experienced investor or a first-time buyer looking to embark on a new venture, this property on Reeds Lane is a perfect opportunity to run a shop while enjoying the comforts of home above. Do not miss out on this remarkable chance to secure a property that truly caters to both business and lifestyle needs.

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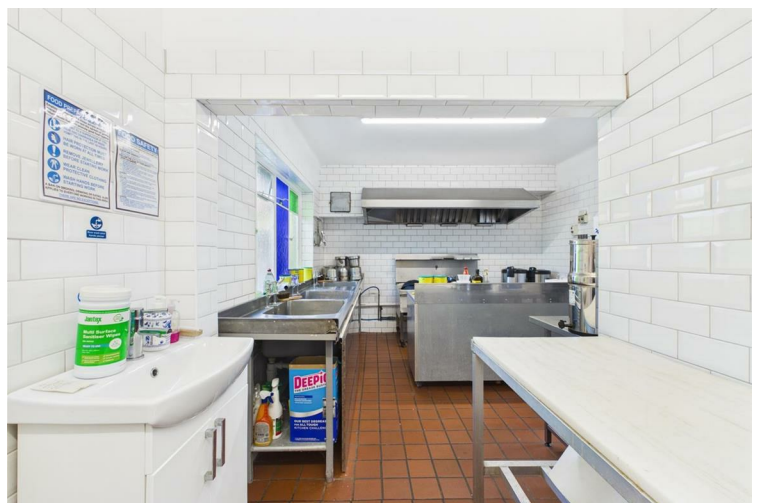
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- Commercial & Residential For Sale
- Opportunity to buy a thriving shop with Accommodation
- Viewing Essential
- Popular Location with Busy Footfall
- Viewings Availabe
- EPC C for Residential



Directions





Energy Efficiency Rating		
	Current	Potential
Very 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		
England & Wales		EU Directive 2002/91/EC

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