



13 Mallaby Street, Birkenhead, CH418DE Offers In The Region Of £80,000

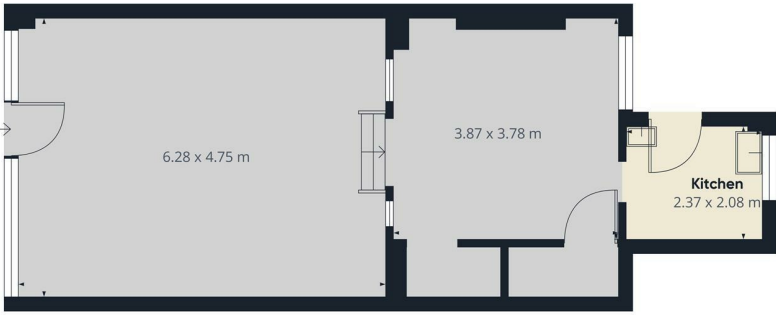


Attention investors! We are happy to introduce to the sales market this commercial unit with an apartment above. The commercial unit comprises of a main shop floor, beck room area with two storage cupboards and kitchen to the rear. The apartment comprises of one bedroom, one reception room, bathroom and kitchen. The property also benefits from gas central heating, double glazing and rear yard. Viewing essential!

- Commercial Unit
- Shop Floor Area And Back Room Area
- Two Storage Cupboards
- Kitchen
- Apartment
- One Bedroom
- One Reception Room
- Bathroom
- Gas Central Heating And Double Glazing
- 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 area¹
52.78 m²

(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.

GRAFFE360



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



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/>