



96-98 Victoria Road, Wallasey, CH45 2JF

Asking Price £735,000



Nestled in the sought-after location of Victoria Road, Wallasey, this impressive commercial unit presents an excellent opportunity for businesses seeking a prime space. The property boasts a spacious office area, ideal for fostering productivity and collaboration, complemented by a separate meeting room that provides a professional setting for discussions and presentations.

Based on a 9% gross yield with a £66,000 per annum 10 year lease (14 months trading)

A recent investment of over £180,000 for internal renovations and fixings including bar area and recreational lounges areas.

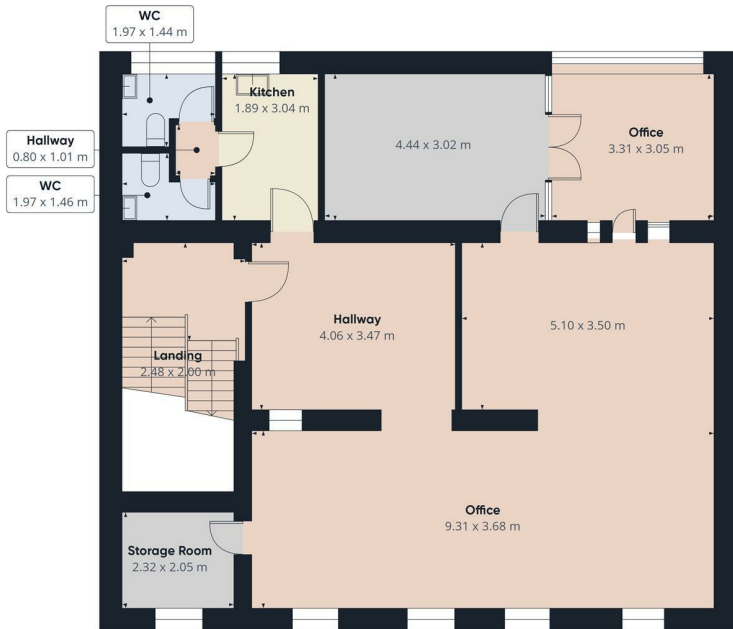
The unit is thoughtfully designed with practicality in mind, featuring two WC toilets for convenience, ensuring that both staff and clients are well accommodated. Additionally, a kitchen area is included, perfect for breaks and refreshments, while a dedicated storage area offers ample space for organisational needs.

This commercial property is not only functional but also strategically located, making it an attractive option for various enterprises. Whether you are looking to establish a new business or expand an existing one, this unit on Victoria Road is poised to meet your needs and support your ambitions. Do not miss the chance to secure this versatile space in a thriving community.

- Set In The Victorian Quarter
- Large Commercial Unit
- First Floor
- Two Toilet areas
- Kitchen
- High Foot Flow Area
- Viewing Essential
- Storage Area
- 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⁽¹⁾
112.1 m²

(1) Excluding balconies and terraces

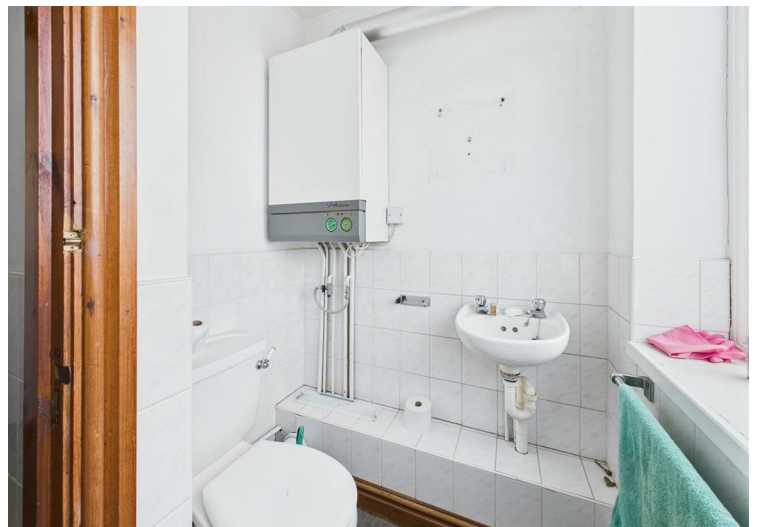
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



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		
England & Wales		
EU Directive 2002/91/EC		

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