

# DRAFT DETAILS

# Constables

SALES & LETTINGS



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## 31 Seaview Road Wallasey

## £525 Per Month Per Month



- High-visibility shop frontage on a busy high street
- Excellent footfall and passing trade
- Previously operated as a barbers, beauty salon, and retail shop
- Separate private treatment/consultation room
- Kitchen and bathroom facilities on-site
- Available for Immediate Occupation
- Suitable for a range of businesses: beauty, retail, services, or professional use

This versatile and spacious ground floor commercial unit is situated in the heart of Liscard, Wallasey's bustling shopping district. With a large display window and prominent street presence, it offers excellent branding and visibility for any business.

Inside, you'll find a flexible open-plan space, perfect for customer interaction or product display. To the rear is a private room ideal for treatments, consultations, or office use, alongside a fitted kitchen and bathroom for staff convenience.

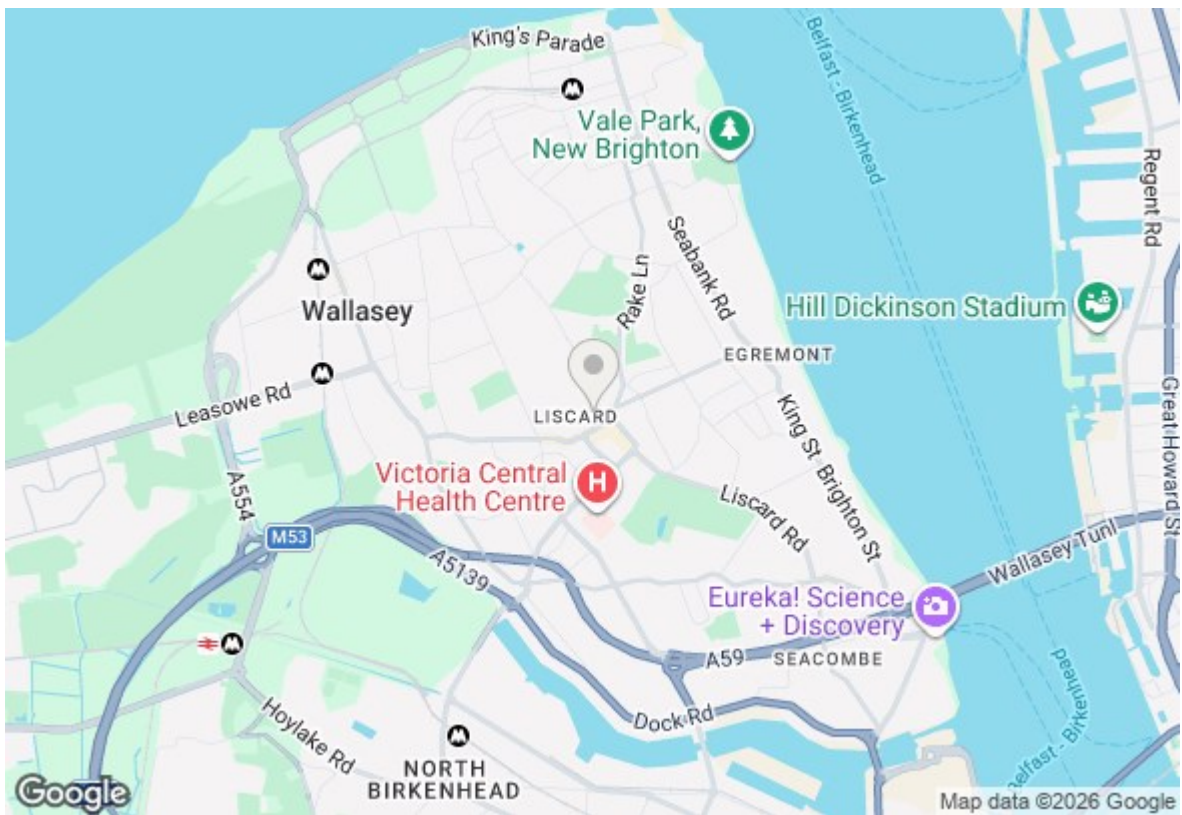
Ideal for entrepreneurs and business owners seeking a move-in-ready space in a thriving location.

Perfect for launching or expanding your business in a high-demand area.



# 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>                             |         |           |



## **Accommodation**

### **Main Retail Area**

21'4" x 15'2"

### **Rear Office Room**

10'7" x 12'1"

### **Kitchen**

12'7" x 10'10" max

### **Rear Hallway**

### **Toilet**

4'11" x 7'2"

## **EPC**

**EPC: 104E**

<https://find-energy-certificate.service.gov.uk/energy-certificate/9740-2326-0301-7801-5841>

## **Parking**

On street parking, no permit required.

## **Lease/Licence**

The property is available by way of new lease/licence, terms of which to be negotiated.

## **Rent**

£670 per month (£8040 per annum)

## **VAT**

All figures quoted are exclusive of VAT.

## **Business Rates**

2025/26 rates payable to be confirmed. Small business rates relief may be available. Tenants should make their own enquiries regarding rates before committing to a lease.

## **Legals**

Each party is responsible for their own legal expenses.

