



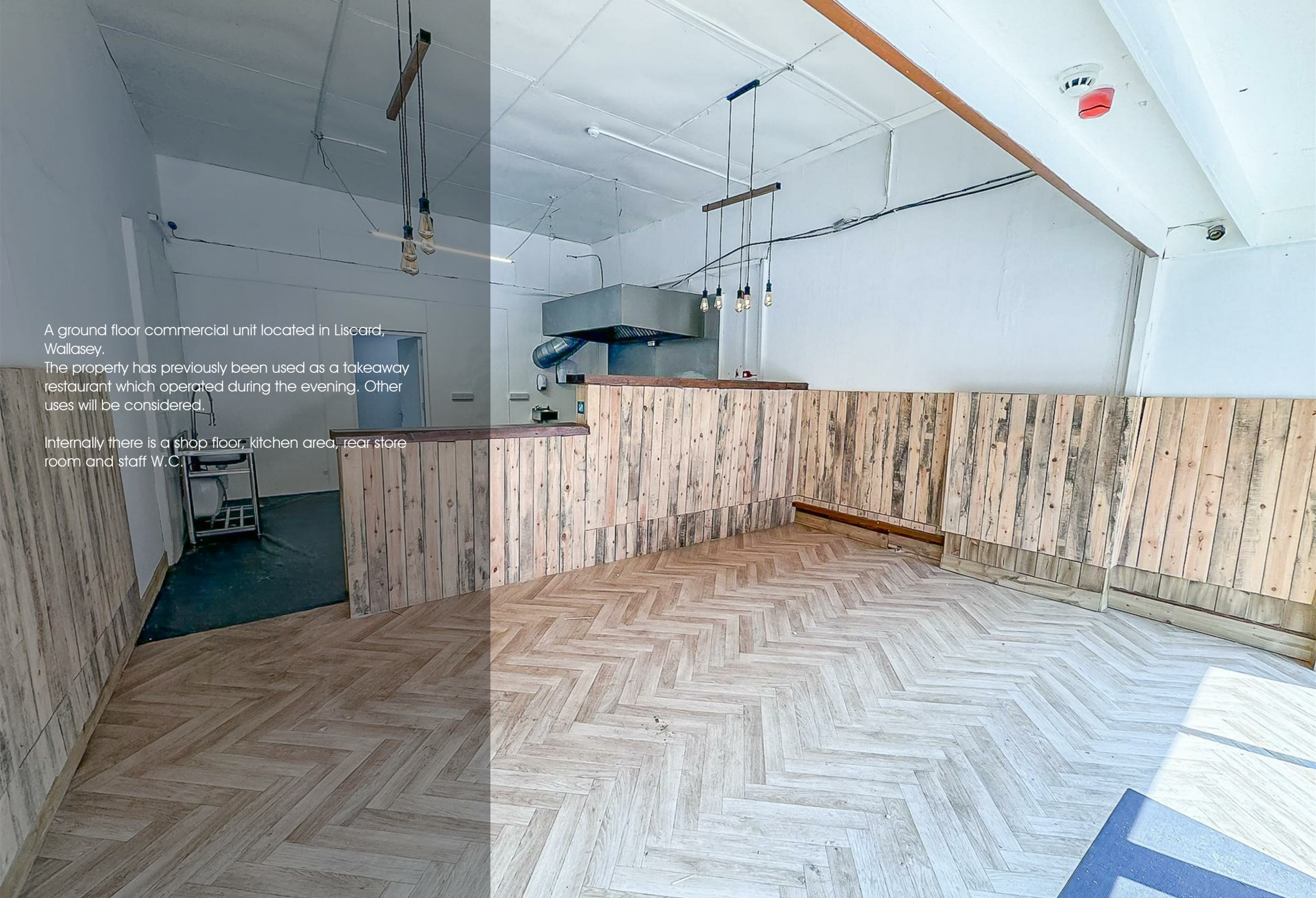
Constables
SALES & LETTINGS

Seaview Road , Wallasey

£650 Per Month

A ground floor commercial unit located in Liscard, Wallasey.
The property has previously been used as a takeaway restaurant which operated during the evening. Other uses will be considered.

Internally there is a shop floor, kitchen area, rear store room and staff W.C.



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SALES & LETTINGS

- Prime Location In Liscard, Wallasey
- Main Road Location with Excellent Passing Trade
- Previously Operated as a Takeaway Restaurant
- Other Uses Considered
- Available for Immediate Occupation
- EPC: 89D
- Approx. 525 square feet (49 sq m)

Accommodation:

Main Shop Area

27'3" x 16'9" (8.32m x 5.12m)

Rear Store

11'10" x 4'0" (3.62m x 1.23m)

W.C.

4'8" x 3'5" (1.44m x 1.05m)

Parking

On street parking, no permit required.

Lease

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

Rent

£650 per month (£7800 per annum)

VAT

All figures quoted are exclusive of VAT

Business Rates

2026/27 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

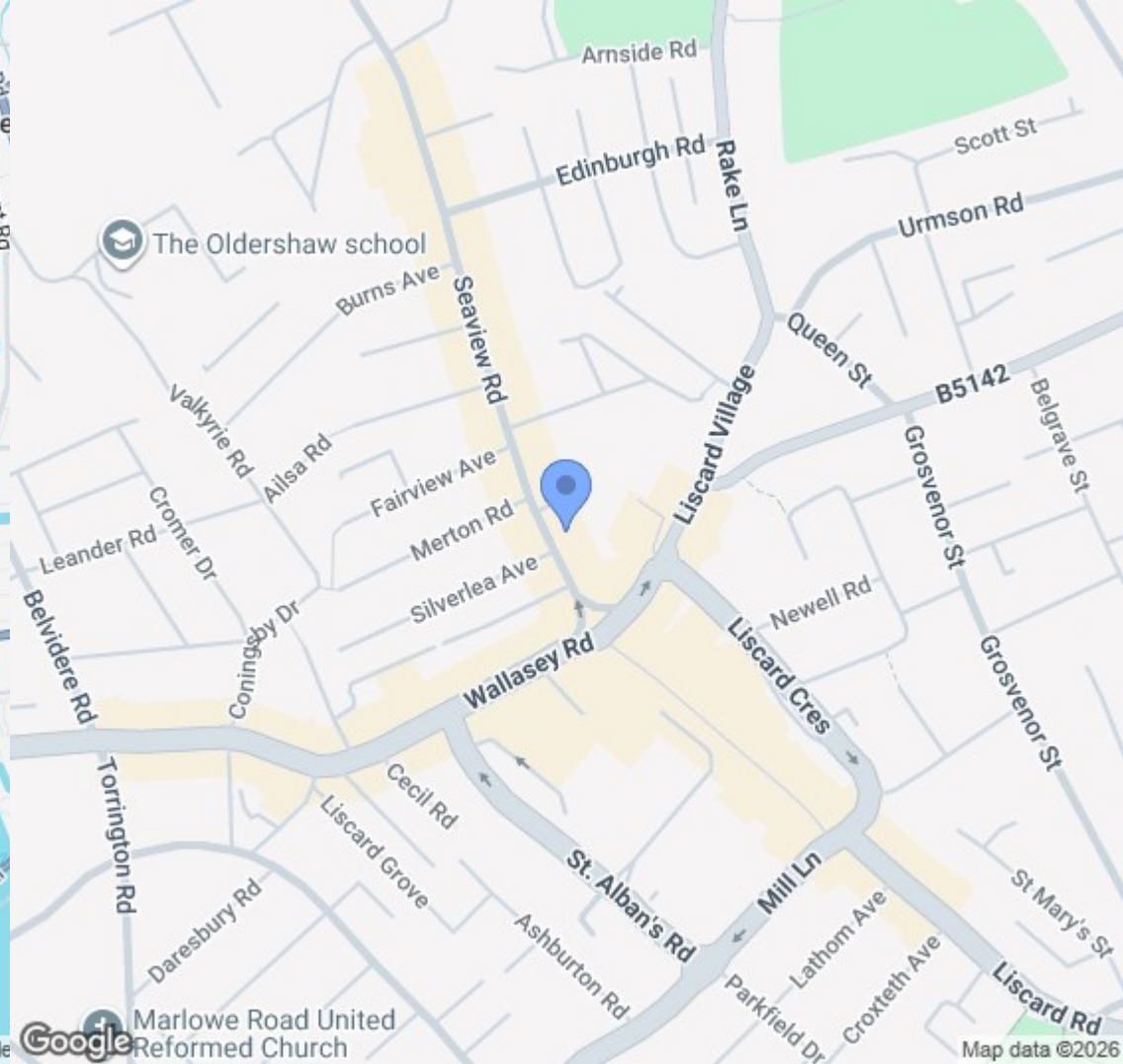
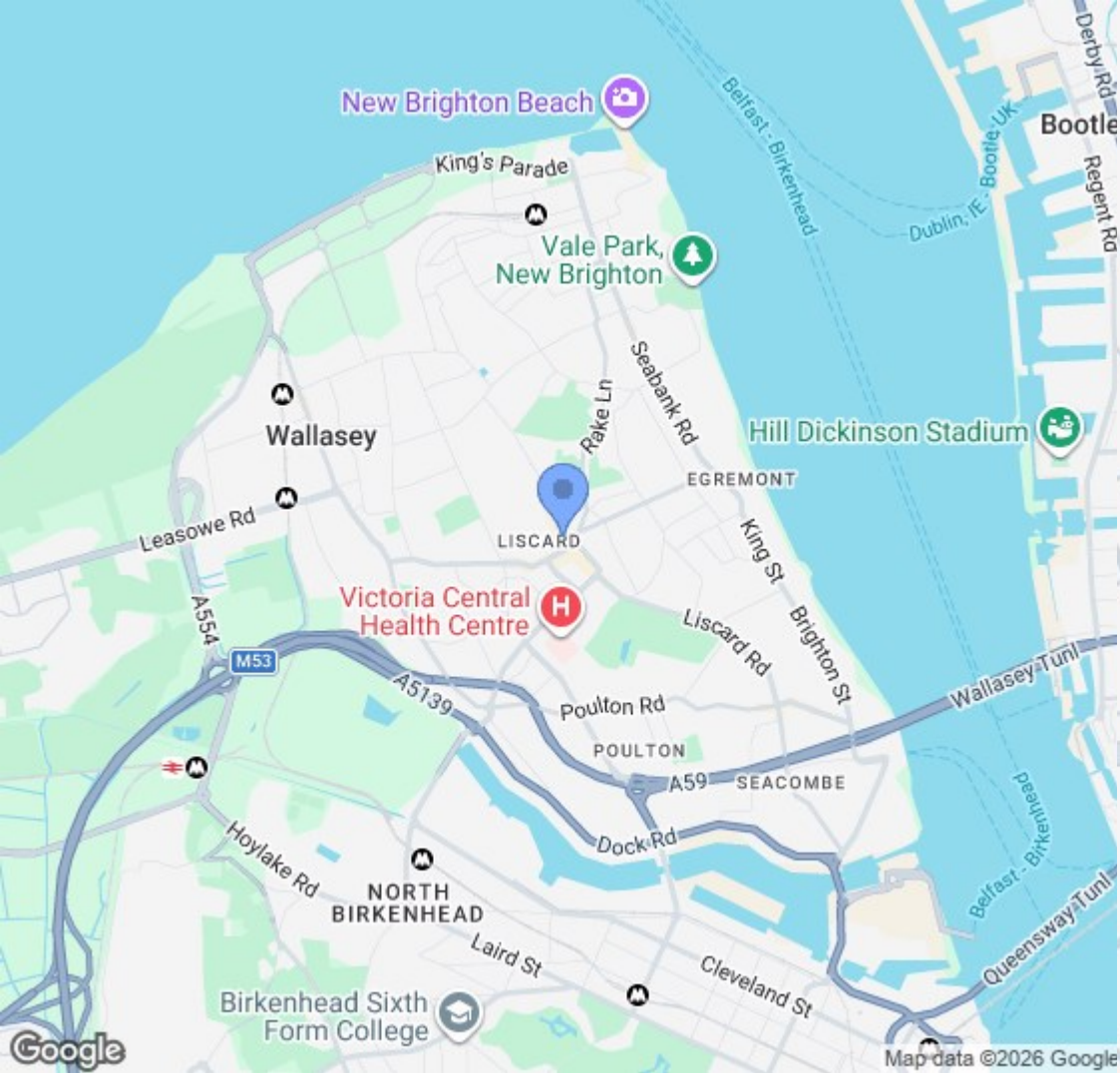
Each party is responsible for their own legal expenses.





EPC & Floor Plan

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	



Location Map

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S A L E S & L E T T I N G S

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