

For Sale



Wallasey

31 Wallasey Road, CH45 4NS

Total Area: 3,588 sq ft (333 sq m)

Offers in the Region of: £245,000

Location & Description:

- Wallasey is a coastal town on the Wirral Peninsula, located approximately 3 miles west of Liverpool, across the River Mersey. The town benefits from excellent connectivity, with the M53 motorway providing access to the M56 and the wider North West. Wallasey also has strong public transport links, with rail services from Wallasey Village and Wallasey Grove Road stations offering direct access to Liverpool city centre.
- Wallasey features a mix of retail and leisure amenities, with Liscard town centre and Cherry Tree Shopping Centre acting as the primary shopping destination. The town also boasts several attractive coastal areas, including New Brighton, a popular leisure destination with restaurants, bars, and the Marine Point retail and entertainment complex. Wallasey supports a population of approximately 85,000 and benefits from its close proximity to Liverpool.
- The property occupies a very prominent position on the corner of Wallasey Road, with return frontage onto St Albans Road. Nearby occupiers include bar Twelve Sixty, The Clairville (JD Wetherspoon), KFC, Halifax and Betfred.

Demise:

Ground Floor	2,220 sq ft (206.28 sq m)
Ground Floor Remote Storage	50 sq ft (4.65 sq m)
First Floor	1,318 sq ft (122.45 sq m)

Price:

Offers in the region of £245,000.

Tenure:

Freehold with vacant possession.

VAT:

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £17,250.

Date Prepared:

May 2025

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

For further information, register interest, request a viewing and stay up to-date with this property please click the image below.

**Contact Us:**

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In partnership with:



Wallasey (Liscard) (31 Wallasey Road Goad 22
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