

HIGH STREET PROPERTY / CLASS E

42 Liscard Road, Wallasey CH44 6LW



**FOR
SALE**

Price: On application

Ground Floor Area

1,119 Sq ft / 104 Sq M

Viewing Strictly through the sole selling agent.

Barker Proudlove

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**FREEHOLD FOR SALE WITH VACANT
POSSESSION****Date Prepared:**

May 2023

Location:

The property is situated on the corner of Liscard Road and Rappart Road in Wallasey on the Wirral. Located in a mixed residential and commercial area with plenty of passing trade, and would suit a variety of uses (STP).

Accommodation:

The premises comprise the following approximate floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,119	104
Flat 1 at 42 Liscard Road - not inspected		
Flat 2 at 42 Liscard Road - not inspected		

Tenure:

Freehold with vacant possession.

Business Rates:

The ground floor currently has a rateable value of £4,150. For further details visit Gov.uk or contact the business rates department at the local authority.

Flat 1 and Flat 2 at 42 Liscard Road are both Council Tax Band A.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

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