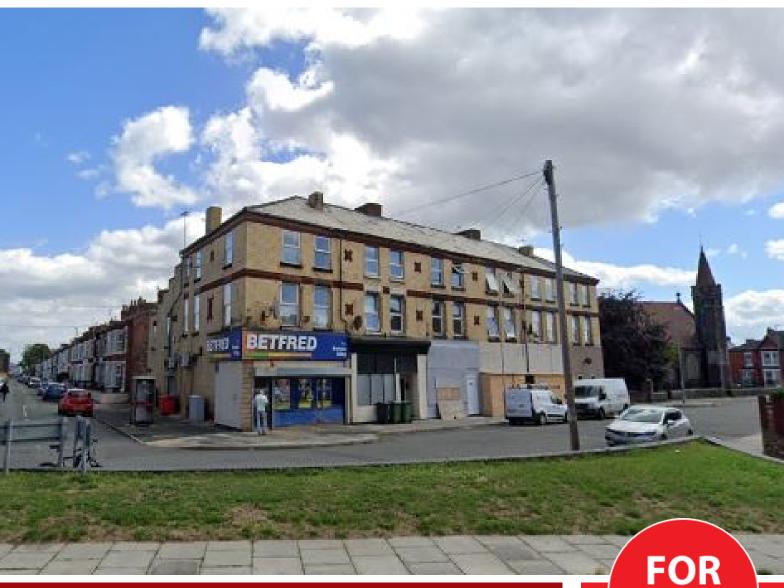


Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E 42 Liscard Road, Wallasey CH44 6LW



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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FOR SALE



Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

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.

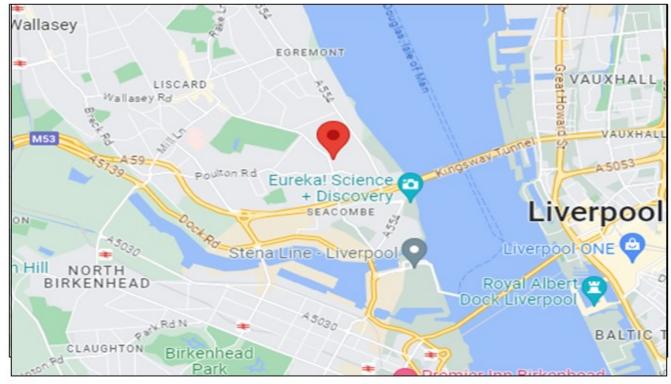
IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. May 2023

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