



SITUATION

Occupying a prominent position in the Town's pedestrianised retail thoroughfare, opposite **The Carphone Warehouse** and nearby other multiple retailers such as **Poundland, McDonald's, HSBC, Primark, Burton/Dorothy Perkins, Boots, Cash Converters, Scrivens, Peacocks, Greggs, Specsavers** and many others. Wallasey lies on the northern end of the Wirral Peninsula only 3 miles west of Liverpool City Centre with excellent road links to the M53 and M56.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors plus a rear yard.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

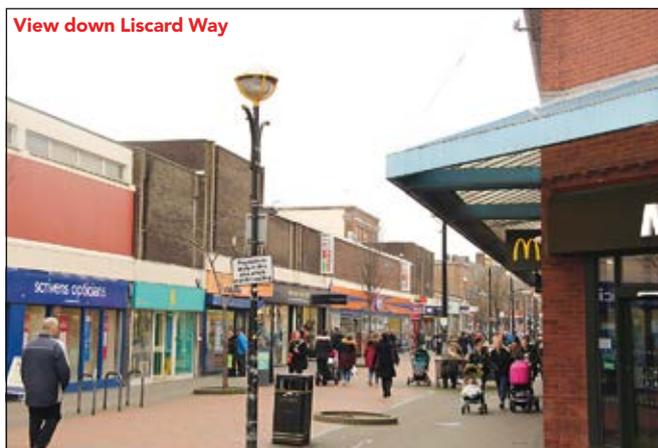
Note: The shop and flat was previously let to William Hill at £10,000 p.a.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'8"
Internal Width	22'5" (max)
Shop Depth	27'4"
Built Depth	44'10"
Sales Area	Approx 610 sq ft
Plus kitchenette and 2 WCs	

First and Second Floor Flat (Not inspected)
Believed to be 2 Bedrooms, Lounge, Kitchen, Bathroom/WC



Vacant Shop & Flat

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Parker Thomas – Tel: 020 7242 5462
Ref: S. Melzack – Email: stephen.melzack@parkerthomas.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts