

GROUND FLOOR RETAIL UNIT TO LET

20 Pasture Road, Moreton, Wirral, CH46 7TH

FOLIO: 65741-1



- Attractive Self-Contained Shop
- Central Location in Busy Town
- Well Appointed
- Sealed Unit Double Glazing
- Free Parking Close by

An opportunity to purchase an extremely attractive Freehold Property carried on from a very well-appointed Shop with Self Contained 2 Bedroom Apartment. The Property occupies a Bold Main Road Trading Position close to the centre of this Busy Wirral Town. The Property which has the benefit of Heating & Double Glazing, is situated in a prominent Trading Position and has undergone a thorough transformation under the direction of the current Owner. They have created a Well Fitted lock-Up Shop with Rear Store/Kitchen and Sep W.C. The Living Accommodation comprises of a Self-Contained Apartment includes an Open Plan Lounge/Fitted Kitchen, 2 Bedrooms and Shower Room. Outside there is a Rear Garden set out for ease of maintenance. The Living Accommodation has undergone further improvement to bring it up to modern specifications and is currently let via Air B&B providing excellent additional income if so desired. It is inconceivable that any photograph of this Property could do it justice and we therefore strongly encourage interested parties to carry out their own interior inspection. **A Walk Through Video is available at https://youtu.be/ssxOPCERt_8**

Full Details are as follows:-

DOUBLE FRONTED SALES SHOP - FRONT SALES AREA 15'6 X 19'3 with Electric Roller Shutters to Front. Sealed Unit Double Glazed and Double Fronted Sales Shop with Front Display Recess, Timber Effect Laminate Flooring, Window Display Area to Front, Light Points, Part Timber Panelling, 'Dimplex' Electric Night Storage Heater, Central Light Point with further Spotlight Fittings, **REAR SHOP AREA 12'8 X 12'10** Maximum with 2 Changing Rooms, Spotlight Fittings, 'Dimplex' Electric Night Storage Heater.

REAR STOCK ROOM/KITCHEN with Stainless Steel Sink Unit, Tiled Surround. **SEPARATE W.C.**



The **LIVING ACCOMMODATION** has a **SEPARATE PRIVATE ENTRANCE** (from the Side) to **A SELF-CONTAINED APARTMENT** Single Flight Staircase to **LANDING** with 'Netta' Slimline Electric Panel Heater, Laminate Flooring, attractive Exposed Brick to one wall, Built-in Cupboard Unit.



FRONT ROOM with LOUNGE & DINING KITCHEN 17' X 15'3 with Inset Spotlights, **FITTED KITCHEN** with Single Drainer Stainless Steel Sink Unit set into Extensive Working Surfaces with Built-In Ceramic Hob, Electric Oven and Filter Hood Over, Tiled Surrounds, Plumbing For Washing Machine, Sealed Unit Double Glazed Window to Front, Laminate Flooring, Wall Mounted Electric Heating Panel.

REAR BEDROOM 1 9'2 X 11'9 with Electric Radiator, Sealed Unit Double Glazed Window to Rear.

FRONT BEDROOM 2 14'5 X 5'5 with Electric Radiator, Laminate Flooring, Sealed Unit Double Glazed Window to Front

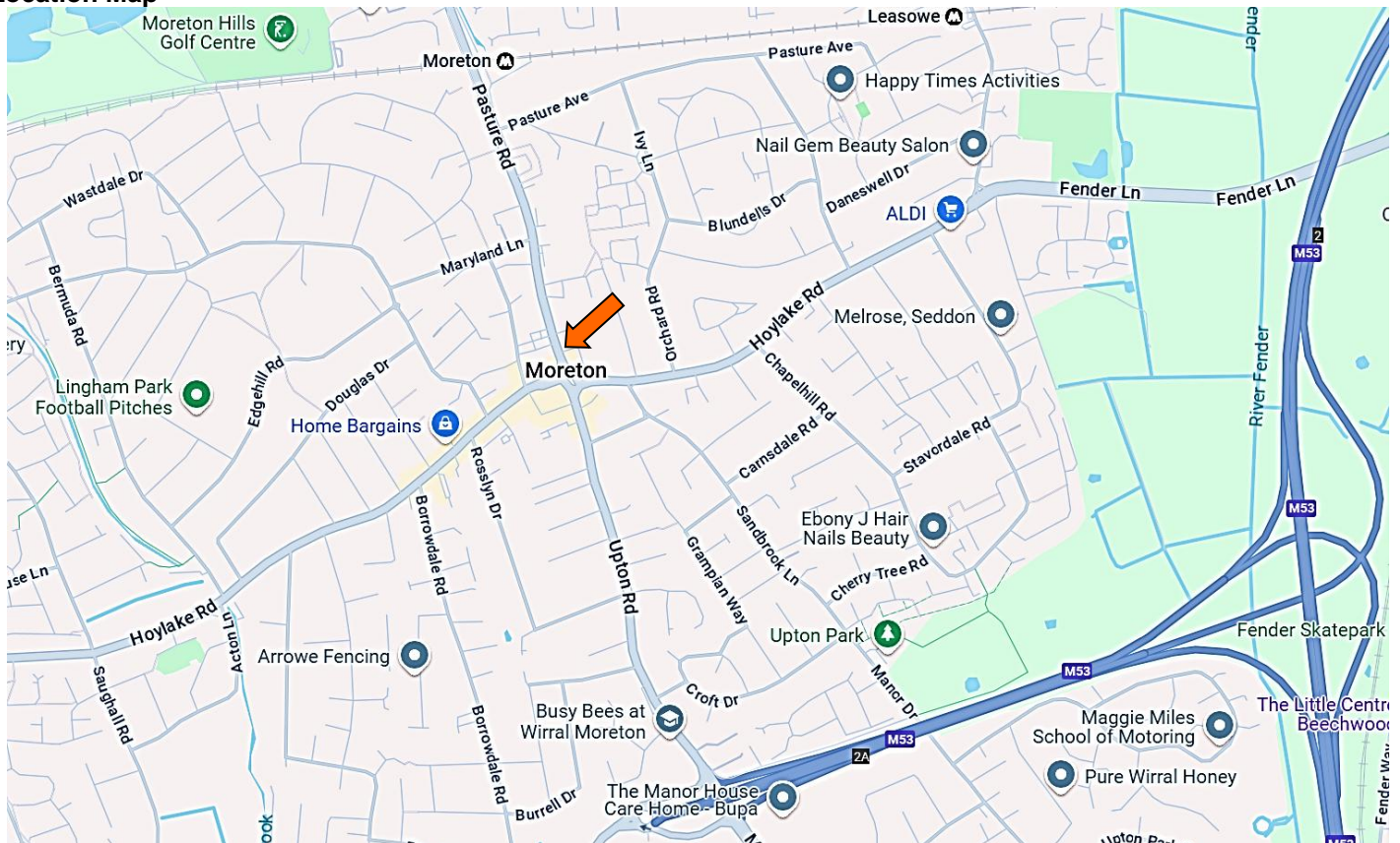
FULLY FITTED SHOWER ROOM with Fully Tiled Walls, Shower Cubicle with Glazed Sides and 'Triton' Electric Shower Unit, Wash Basin set into Vanity Unit, Low Suite W.C. Ceramic Tiled Floor Panelled Ceiling with Inset Spot Lights, Ladder Towel Rail.

OUTSIDE -WALLED/FRENCED GARDEN TO REAR For ease of Maintenance. **SEPARATE BRICK STORE**

LOCATION Situated in a Busy & Prominent Main Road Location in a pleasant Central Position in Moreton Wirral. This is a well-thought-of area with numerous local retailers serving a Well Populated area which has the benefit of on-street parking and a Free Car Park nearby. Situated close to the busy Moreton Roundabout, the property offers a Good Sized Ground Floor Shop ideal for a variety of Retail or Service uses, whilst the self-contained Accommodation offers the dual opportunity for occupation or continued AirB&B Business.



Location Map



Rateable Value £4,800

THE PRICE for the **FREEHOLD PROPERTY** is the sum of:

£230,000 (TWO HUNDRED AND THIRTY THOUSAND POUNDS)

A LOAN should be available to a suitable Applicant subject to Status.

VIEWING By prior Telephone Appointment **ONLY** through the SOLE SELLING AGENTS Saville & Woods Ltd.

PLEASE DO NOT VISIT THESE PREMISES WITHOUT A PRIOR TELEPHONE APPOINTMENT OR APPROACH A MEMBER OF STAFF.



Bedroom 1



Bedroom 2

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**