

FOR SALE AN INVESTMENT PROPERTY comprising of a
A Prominent Corner Sited Ground Floor Shop with Spacious Basement Retail/Office Areas
56 CHRISTCHURCH ROAD, OXTON, WIRRAL, CH43 5SF

Offers In the Region of: £180,000



Location Situated in a Busy & Prominent Main Road Location in a pleasant Central Position in Oxtton, 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 outside. Situated on Christchurch Road the property offers a Good Sized Ground Floor Shop with Large Basement.

There is a [Walk-Through Video of the property](https://youtu.be/-97N13kXwv8) available at <https://youtu.be/-97N13kXwv8>

Full Details are as follows:-

FRONT SHOP 25'6" X 16'3" Maximum, Timber Flooring, 5 Strip Lights, 3 Large Windows & Glazed Entrance Door all having Interior Roller Shutters,

REAR TREATMENT ROOM 11'4" X 11' 2" Ceiling Light Points, 2 Wall Light Points, Double Radiator, Fitted Corner Cupboard, Built-In Cupboards with Marble Working Surfaces & Sink Unit with Mixer Taps, Tiled Surrounds Spotlight Strip.

A Single Flight Staircase with Glazed Balustrade to: -

BASEMENT ROOM 11'3" X 15' Maximum.



KITCHEN with Base Cupboard units having Roll Top working Surfaces, Inset Single Drainer Stainless Steel Sink Unit, 'Triton' Water Heater, Tiled Surrounds, Vinyl Floor Covering.



FRONT TREATMENT ROOM 11'6" X 11'9" with SUDGW Timber Flooring, Inset Spotlights



SEPARATE W.C. (Low Suite) with Wahs Basin set into Vanitory Unit, Tiled Surround, Vinyl Flooring.

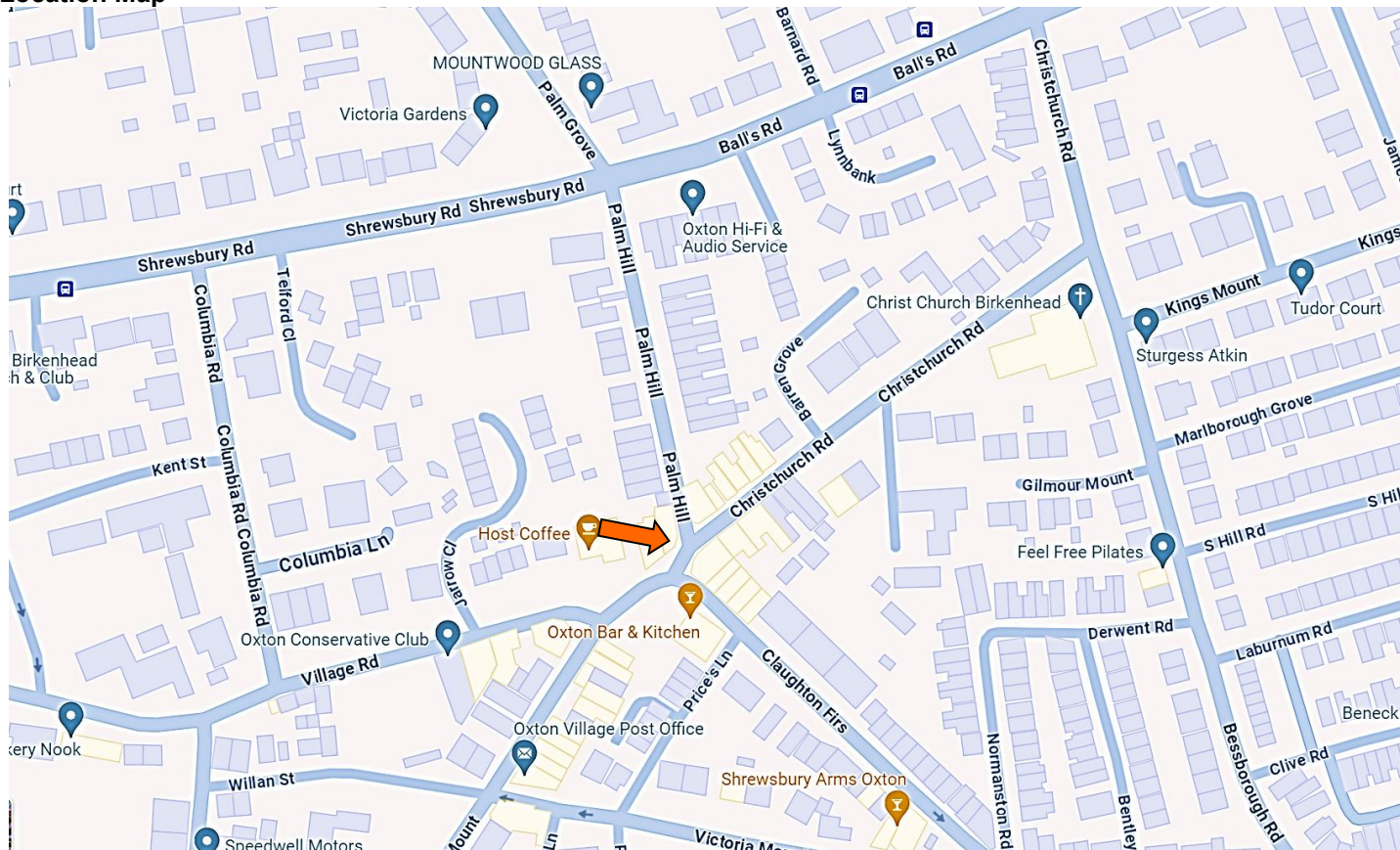


The Property is let on a Secure 5-year Lease from November 2024 on a Full Repairing & Insuring Lease at the Current Rent of £15,500 P.A.

Rateable Value £9,800

The whole of the above Shop Property is held on a 999 Year Lease. **PLEASE NOTE** That whilst the property is a Leasehold Interest with a Rent Charge, to all intents and purposes, such a Lease is considered virtually Freehold.

Location Map



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**

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