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Not to scale. For identification purposes only

- **Commercial unit suitable for redevelopment.**

Description A three storey plus loft conversion double fronted detached mixed use commercial property comprising ground floor retail unit together with accommodation above which requires a full upgrade throughout. The property would be suitable for a variety of uses to include conversion back to two separate units, or alternatively the property could be demolished and redeveloped to provide a residential block of apartments, subject to any necessary planning consents. Planning permission has been obtained in the past for residential redevelopment.

Situated Fronting Bedford Road close to Rock Ferry By-Pass in a popular and well established location within close proximity to all local amenities.

Outside Large plot of land to the rear.

Ground Floor Commercial Unit (not inspected).

First Floor Accommodation (not inspected).