



- **A detached office building. Newly refurbished. Potential income £40,000 per annum.**

Description A detached two storey gated modern refurbished office building previously fully let to the NHS. The property has recently been refurbished to a high standard throughout and benefits from a service lift, CCTV plus monitored alarm system, central heating, air conditioning and 12 marked car parking spaces. The property would be suitable for a variety of uses, to include the potential to let as four separate self-contained offices with a potential rental income of approximately £40,000 per annum. There are four separate electricity meters. The property received planning permission for change of use and construction of a two storey extension to provide office on 27 April 2004 under application no: APP/03/07444.

Situated Fronting Mill Lane (A5088) in the popular Wallasey town centre close to Liscard Shopping Centre. Immediately behind the property is a water tower being a

substantial Grade II listed property.

Ground Floor Main Entrance Hallway and open stairwell, seven Offices, Gents WC, Disabled WC, Kitchen, Stationery Rooms and Server Room

First Floor Cellular and open plan Offices and Kitchenette

Site Area
Ground Floor 227.24m² (2,447sq ft)
First Floor 234.48m² (2,524sq ft)
Total 461.72m² (4,970sq ft)



Not to scale. For identification purposes only

VAT VAT is applicable in addition to the sale price.

Business Rates We understand the property is entered in the 2010 Rating List as follows: Description: Office & Premises Rateable Value: RV £35,000

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