



**£89,950**

28 Poulton Road  
Wallasey | Wirral | CH44 9DQ

PROPERTY  
CENTRE

90-92 WALLASEY ROAD, WALLASEY, WIRRAL CH44 2AE

Tel: 0151 639 0770

Rental: 0151 639 7500

Fax: 0151 630 7117

Email: [propcentre@aol.com](mailto:propcentre@aol.com)

Web: [www.propertycentre.org](http://www.propertycentre.org)

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## DESCRIPTION

A great opportunity has arisen to purchase this three storey commercial property, situated on Poulton Road, in an established residential/commercial area. Previously trading as a children's nursery, so is already laid out for this purpose, but could easily lend itself to a various uses, subject to the usual consents.

Location:



## SUMMARY

The property enjoys very generous accommodation and benefits from gas central heating and double glazing throughout.

Briefly comprising to the ground floor is a very spacious open plan room with separate rooms for the office, Kitchen and W.C. There is a uPVC door leading to a courtyard to the rear. To the first floor, there are two generous rooms with separate W.C. On the Second Floor, there are again 2 generous rooms, one having a partition area for W.C

Excellent transport links are close by, and with being on a very busy road with plenty of passing trade, and high footfall, this location would be great for any new or exciting business. Definately one to view!

Ground Floor: Entrance Room - 16'4" x 15'7"  
Open Plan Room - 21'0" x 11'3"

First Floor: Room 1 - 11'2" x 10'10"  
Room 2 - 17'5" x 16'10"

Second Floor: Room 1 - 13'5" x 11'5"  
Room 2 - 18'2" x 17'5"



