

LOT
70

108, 110, 112 & 114 New Chester Road, Wirral, Merseyside CH62 5AG

VACANT COMMERCIAL

Guide price £100–120,000



Retail/residential refurbishment opportunity. The premises comprise four individual, self-contained retail units with first floor ancillary accommodation. The properties have previously had the benefit of planning permission to refurbish the ground floor shops and convert the upper floors to self-contained living accommodation (three two-beds and one one-bed) together with rear car parking. We understand this permission has now expired (Application No. APP/2008/5172E).

Situated

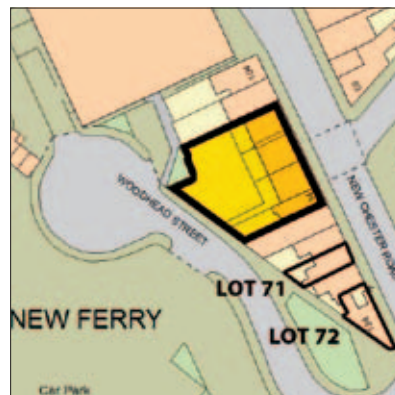
The properties are situated in a prominent position on New Chester Road (A41) one of the main arterial routes on the Wirral, and within a neighbourhood shopping area close to Iceland, Co-operative and HSBC.

Planning

Planning permission was granted on 27th March 2008 by Wirral Council in relation to 108–114, 118–120 and 124 New Chester Road, CH62 5AG under application number APP/2008/572E to refurbish the units to create seven retail units and seven flats above with rear extensions. This permission has now expired.

Note

All measurements taken from VOA.



Not to scale. For identification purposes only

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NO	FLOOR	EXISTING ACCOMMODATION	MEASUREMENTS
108	Ground Floor	Sales Area	33.0m ² (355ft ²)
		Store	4.3m ² (46ft ²)
	First Floor	Ancillary	43.5m ² (468ft ²)
110	Ground Floor	Sales Area	40.61m ² (437ft ²)
		First Floor	Ancillary
			Rear Yard
112	Ground Floor	Sales Area	28.6m ² (307ft ²)
		Store	7.3m ² (78ft ²)
		Kitchen	5.2m ² (54ft ²)
	First Floor	Ancillary	31.0m ² (334ft ²)
			Rear Yard
114	Ground Floor	Sales Area	29.2m ² (307ft ²)
		Kitchen	4.6m ² (50ft ²)
	First Floor	Ancillary	21.5m ² (231ft ²)
			Rear Yard