

FREEHOLD SHOP PROPERTY FOR SALE



50 Christchurch Road, Oxton, Wirral, CH43 5SF

A Rare Opportunity to Purchase a Fine Freehold Ground Floor Shop Property that is situated in a Busy & Prominent Main Road Location in a much sought after location in Oxton, Wirral. This is an Extremely well-thought-of place in which to live & work with numerous local retailers serving a Well Populated area. Situated on Christchurch Road (which has the benefit of on-street parking) the Property is offered For Sale with Full Vacant Possession available. Our Client has operated a thriving Gift Shop & Tea Room for 22 years however, recognising the extensive demand for numerous forms of Business in this location they do not want to restrict options; notwithstanding, the existing Business is available to purchase if so desired. The work that our Clients have carried out to upgrade the property is extremely impressive and we strongly recommend interested parties to carry out an interior inspection to fully appreciate the quality on offer. The Ground Floor Shop Extends to 567 sq. ft. with a Rear Kitchen (which serviced the tea room) and Separate

W.C. together with a Basement Retail Area of 336 Sq. Ft.

The Property is within the Oxton Village Conservation Area that was designated in April 1979 and where non-residential uses are restricted in order to retain the principally domestic character of the Area and of its historic buildings. The property therefore offers tremendous scope for the new owner.

There is a Walk Through Video Available at <https://youtu.be/CmXmJOnwdIk>

The Ground Floor Retail Area



Recessed Entrance Door to:-

GROUND FLOOR SALES SHOP 33' Maximum X 17'2 (567 sq. ft) with Coir Entrance Mat and Carpet Flooring, Window Display Area, 2 Spot Lights, Rear Shop Area with Timber Effect Vinyl Flooring, 6 Groups of Glass Light Fittings.

REAR KITCHEN 12' X 12' (144 sq. ft) with Central Studded Partition Dividing Wall, Extensive Cupboard Units & Shelving, Inset Stainless Steel Sink Unit with Side Stainless Steel Bowl both having Mixer Taps, Further Base Cupboard Units, Formica Working Surfaces, Fitted Stainless Steel Shelving Units, Built-In 'Hotpoint Double Oven, Integrated Refrigerator, Seal Unit Double Glazed Window to Rear. **REAR LOBBY** with Built-In Cupboard, Integrated Fridge Freezer.

SEPARATE W.C. with Wash Basin, 'Worcester Gas Central Heating Boiler, Seal Unit Double Glazed Window to Rear.

A TURNED TIMBER STAIRCASE from the front of the shop leads to:-

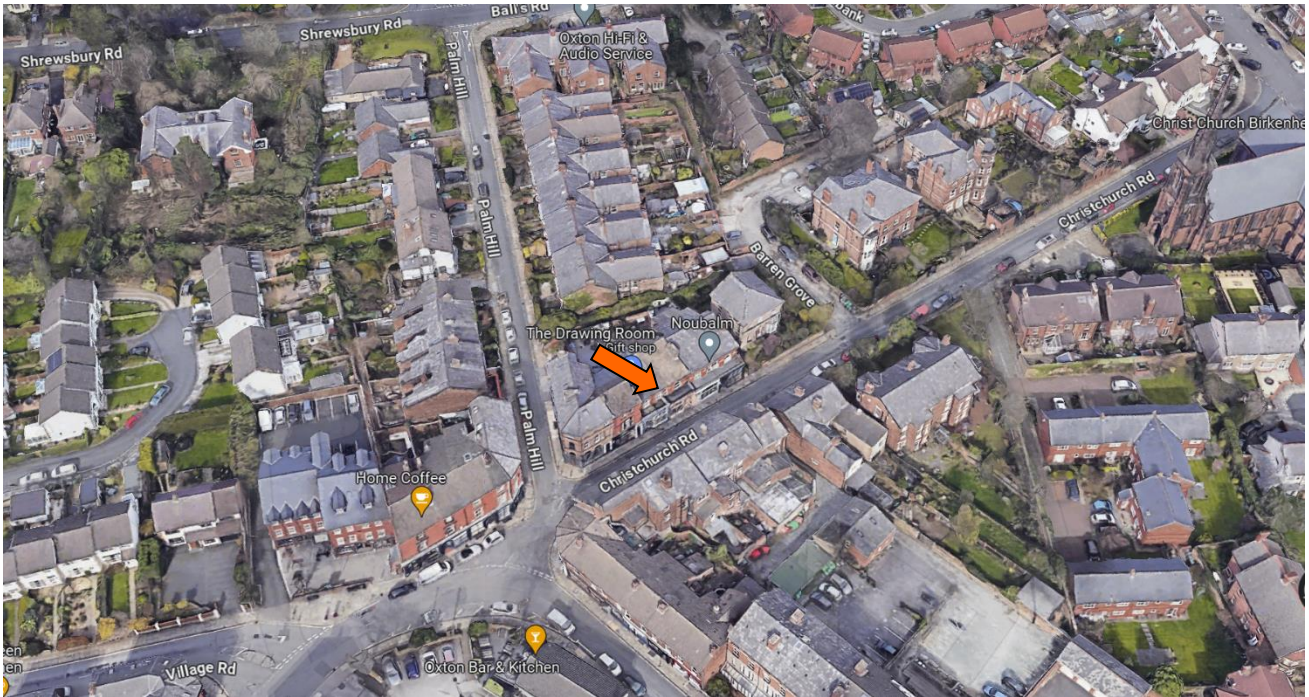
BASEMENT RETAIL AREA 19'9 X 17' (336 sq. ft.) with Understairs Storage Area, Double Radiator, Timber Effect Laminate Flooring, 2 Spot Light Fittings.



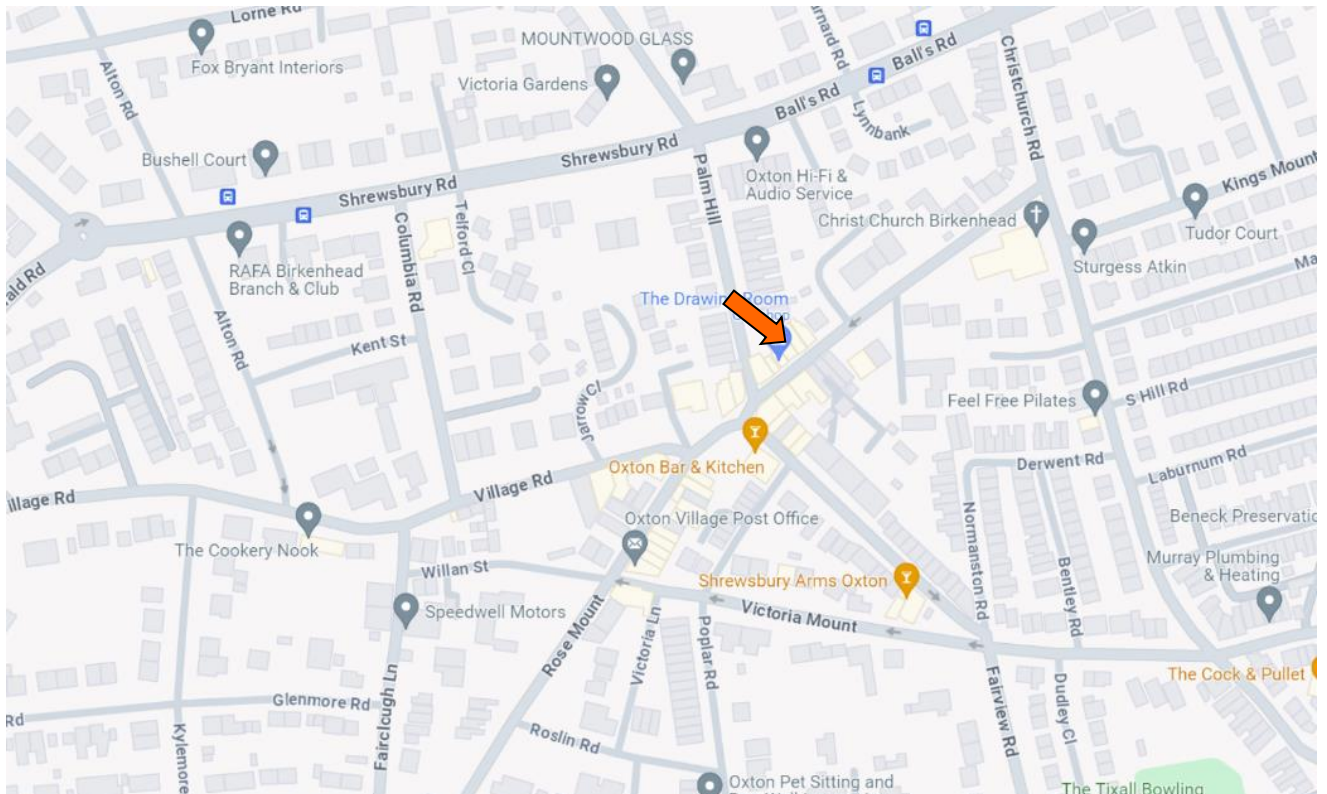
THE PRICE for the **GROUND FLOOR FREEHOLD SHOP PROPERTY** is the sum of:

£160,000 (ONE HUNDRED & SIXTY THOUSAND POUNDS)

VIEWING By prior Telephone Appointment ONLY through the SOLE SELLING AGENTS Saville & Woods Ltd.



[Click for Streetview Link](#)



**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**