

## Ref: 3025 - Commercial/Residential Development Plot



22 Drayton Road  
Wallasey  
Wirral  
Merseyside  
CH44 9EQ

### **DEVELOPMENT SITE WITH LOTS OF POTENTIAL - MERSEYSIDE**

**Situated in the bustling town of Wallasey**

**Early viewing highly recommended**

**Multi-faceted opportunity (STPP)**

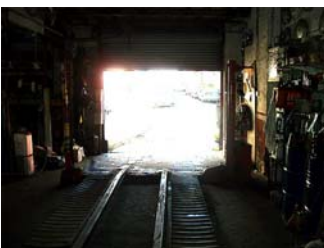
**Scope for further development**

**Genuine reason for sale**

**FREEHOLD**

**ASKING PRICE**

**£149,950**



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### Location

This fantastic development opportunity occupies an excellent location in the bustling town of Wallasey which provides a good range of amenities. The site is situated in a parade of complementary shops and residential properties in Wallasey, Merseyside. The area offers a high footfall and much passing traffic. The property is situated in the heart of Wallasey and close to Seacombe Promenade and the Kingsway Tunnel, which links to Liverpool. The area is easily accessible with junction 1 of the M53 motorway just 2.5 miles away.

### Development Site

Online Business Sales are delighted to bring to the market this fantastic development opportunity (S.T.P.P.) which comprises of detached garage, ample yard space and car park. The current owners who have successfully run a garage services from this site for some time are now looking to retire and after detailed research into the market & the local area have decided to offer the site as a multi-faceted opportunity. The site could be developed into a variety of businesses for example garage services, residential properties, retail and many more (STPP). The site itself is prime, in the area of Wallasey in a fantastic position. It is close to the M53, giving easy access to all of the major motorway networks and is only a short drive away from schools & local amenities providing everything that is required for family living. We are informed by our client that planning consent should not prove too difficult to obtain, this is a superb & versatile site for any prospective developer & therefore early viewing is highly recommended.

### Tenure

We are advised freehold

### Enquire

t: 0345 222 0508 f: 0345 222 0509  
e: info@onlinebusinesssales.co.uk

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 101 This is how energy efficient the building is.

**IMPORTANT NOTES:** These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances