

for sale

**Former Bonkers Pub
Dock Road
Wallasey**

**Former Public House & Yard
0.56 acres**

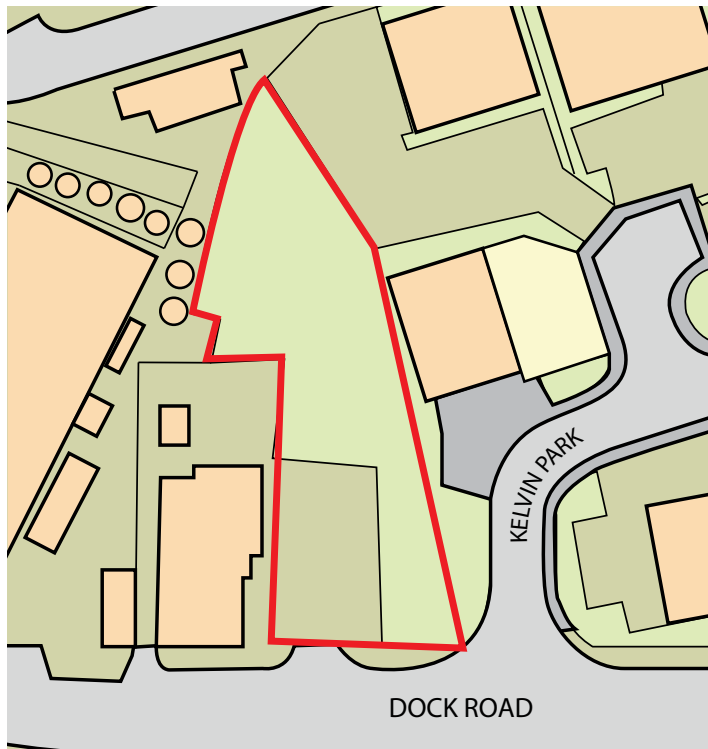


- **Opposite Peel Development**
- **Busy busy location**
- **Secure Yard**
- **On Site Parking**
- **Refurbishment Opportunity**
- **Freehold**
- **Competitive Price**

**For further information
or to arrange a viewing
contact Roy Backhouse**

0151 551 2200

FREEHOLD PRICE
£300,000



**For viewing and further information
please contact Roy Backhouse:**

Roy Backhouse
Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN
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SUBJECT TO CONTRACT



LOCATION

The property is situated on Dock Road Wallasey overlooking the docks and close to Peel Developments Wirral Waters development .

DESCRIPTION

The property comprises a former pub or refurbishment/redevelopment site.

Outside there is a good sized yard for car parking, lorry parking and external storage.

TENURE

The property is freehold

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Ground Floor	209 sq m	2,250 sq ft
First Floor	185 sq m	1,991 sq ft
Total Gross Internal Area	482 sq m	4,241 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT may be payable on the price.

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