

# for sale

**Development Opportunity**  
Dock Road  
Wallasey

Former Public House & Yard  
0.56 acres

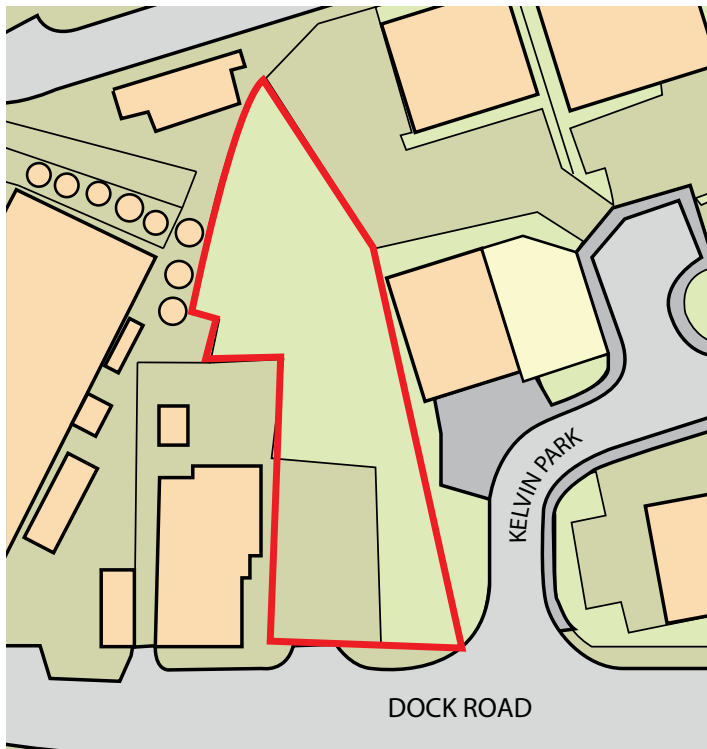


- Opposite Urban Splash Row House
- Busy busy location
- Secure Yard
- On Site Parking
- Refurbishment Opportunity
- Freehold
- Competitive Price

For further information  
or to arrange a viewing  
contact Roy Backhouse

**0151 551 2200**

**FREEHOLD PRICE**  
**£400,000**



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

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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
<b>Total Gross Internal Area</b>	<b>482 sq m</b>	<b>4,241 sq ft</b>

#### 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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