

FREEHOLD PROPERTY FOR SALE



50 & 50a Christchurch Road, Oxton, Wirral, CH43 5SF

A Rare Opportunity to Purchase a Fine Freehold 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 to modern day comfortable living 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 Living Accommodation has a separate Rear Access and offers a Delightful Front Lounge with access to a Front Balcony. There is a Central Dining Area that opens to a Very Well Fitted Kitchen. On the first floor there is a Double Bedroom & a Shower Room. Above there is a Master Bedroom and a Fully Fitted Bathroom

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/ErRVtJuu2oI>

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.



A Single Flight Staircase from Rear leads to First Floor Living Accommodation: -

Living Accommodation

FRONT LOUNGE 14' X 17'6 with Attractive Cast Iron Fireplace with Attractive Surround and Tiled Hearth, Double Radiator, Shelving Built-In Alcoves, Sealed Unit Double Glazed Window to Front and Sealed Unit Double Glazed Door to: - **FRONT BALCONY** with Timber Decking and Surrounding Wrought Iron Railings.

CENTRAL DINING AREA 13' X 6' with Single Radiator,

ATTRACTIVELY FITTED KITCHEN 11'9 X 12' Maximum with Modern Base & Wall Cupboard Units, Inset 'Lamona' 4 Ring Gas Hob with Oven Beneath, Cooker Hood Over & Stainless Steel Splashback, Extensive Working Surfaces, Inset Single Drainer Stainless Steel Sink Unit with Mixer Taps, Plumbing for Washing Machine, Inset Spotlights, Vinyl Floor Covering, Single Radiator, Sealed Unit Double Glazed Window to Rear.



SHOWER ROOM With Walk-in Glazed Shower Cubicle, Fully Panelled Surround, Pedestal Wash Basin, W.C. (Low Suite). Tiled Surround, Vinyl Floor Covering, Stainless Steel Ladder Towel Rail, Sealed Unit Double Glazed Window to Rear.



REAR BEDROOM 12 X 11'5 with Single Radiator, Sealed Unit Double Glazed Window.

A Single Flight Staircase leads to **Above Landing** with Single Radiator.

REAR BEDROOM 13' X 8 with Sealed Unit Double Glazed Window, Large Built-In Cupboard.

FULLY FITTED BATHROOM with Panelled Bath having Tiled Surround, Pedestal Wash Basin, W.C. (Low Suite) Double Radiator, Vinyl Floor Covering Double Glazed Velux Style Roof Light.

OUTSIDE Delightful Rear Garden.





THE PRICE for the **FREEHOLD PROPERTY** is the sum of:

£359,950 (THREE HUNDRED & FIFTY NINE THOUSAND NINE HUNDRED and FIFTY POUNDS)

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



