



# The Village, Bebington

£250,000



**LESLEY HOOKS**  
ESTATE AGENTS





Opportunity doesn't knock very often, but when it does, it tends to sound a lot like this. Welcome to one of the most exciting and versatile commercial properties to hit the market in quite some time — a truly superb and substantial building covering almost 3,500 sq ft, originally home to the well known Mayfair Kitchen showroom, and now ready to write its next chapter. The question is — who's going to be the one to write it? This is the kind of property that gets the imagination firing on all cylinders, and rightly so. The options here are genuinely outstanding. Split the ground floor into two separate commercial premises and maximise your rental income from day one. Keep it as one impressive, expansive ground floor space — perfect for a showroom, retail unit or business premises of real impact and presence. Or go one step further and combine a stunning ground floor showroom or shop with converted living space above. And if that wasn't enough to get the heart racing, the upstairs already benefits from planning permission to convert into three self contained one bedroom flats — a ready made residential investment opportunity just waiting to be seized. To the rear, a garage with electric roller door and private enclosed parking for several cars adds yet another string to this remarkable property's bow — a real bonus that sets this one apart from the crowd. Situated in the heart of The Village, local shops and transport links are right on the doorstep, making this an incredibly attractive proposition for tenants and customers alike. Offered for sale with no onward chain, the deal can move as fast as your ambition allows. Whether you're a seasoned investor, a developer with vision or a business owner looking for a flagship home for your brand — this is the one. Don't think about it too long. Opportunities like this have a habit of disappearing fast! Freehold.



**Entrance**

20'0" (6.1m) x 13'7" (4.14m) Max

**Unit 1**

18'10" (5.74m) x 16'1" (4.9m) Max

**Unit 2**

33'4" (10.16m) Max x 18'10" (5.74m)

**Unit 3**

13'10" (4.22m) x 8'1" (2.46m)

**WC**

7'4" (2.24m) x 3'2" (0.97m)

**Landing**

13'6" (4.11m) x 8'6" (2.59m)

**Room 1**

26'5" (8.05m) x 16'11" (5.16m) Max

**Room 2**

17'11" (5.46m) Max x 23'3" (7.09m) Max

**Room 3**

13'1" (3.99m) x 10'8" (3.25m)

**Room 4**

18'8" (5.69m) Max x 13'8" (4.17m)

**Room 5**

10'6" (3.2m) x 6'7" (2.01m)

**Kitchen**

9'1" (2.77m) Max x 7'8" (2.34m) Max

**Garage**

30'11" (9.42m) Max x 26'2" (7.98m) Max





