

# Lot 29, 118-122 Seabank Road, Wallasey,

**Merseyside CH45 1HF**

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



# Lot 29, 118-122 Seabank Road, Wallasey, Merseyside CH45 1HF

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)

## Property Information

### Freehold Retail and Residential Investment

- Comprises a parade of 3 Retail Units and 5 Self-Contained Maisonettes
- Fully Let
- 3 miles west of Liverpool City Centre
- Attractive commercial and residential neighbourhood
- Less than a mile from New Brighton Station (Mersey Rail), providing regular services to Liverpool City Centre

#### Lot

29

#### Auction

26th March 2026

#### Rent

£78,600 per Annum Exclusive

#### Status

Available

#### Sector

Retail, Residential

#### Auction Venue

Live Streamed Auction

On the Instructions of Joint LPA  
Receivers

### Location

**Miles** 3.5 miles west of Liverpool City Centre

**Roads** M53, A59, A554

**Rail** New Brighton Station (Mersey Rail), Liverpool Lime Street Railway Station

**Air** Liverpool John Lennon Airport

### Situation

The property is located in the popular and attractive Liverpool suburb of Wallasey, some 3.5 miles west of Liverpool City Centre. The property occupies a prominent position along Seabank Road, a well-established mixed-use location close to the River Mersey waterfront. The surrounding area is predominantly residential with a range of local shops, cafés, and amenities serving the local community

### Tenure

Freehold.

### EPC

Retail Unit 122 & 120 - Band C. Retail Unit 118 - Band B. Each Residential maisonette has a "C" rated Energy Performance Certificate.

### Description

The property comprises a parade of three Victorian mixed-use buildings with retail units on the ground floor and five residential maisonettes on the upper floors. The maisonettes have a communal access from the side of the building on Ash Grove.

### VAT

VAT is not applicable to this lot.  
HMRC have informed the Receivers that no records are held regarding VAT election. Please refer to the Special Conditions of Sale.

### Note

This property is being marketed for sale on behalf of LPA Receivers and therefore no warranties, representations or guarantees are given or will be given by the Receivers or the Auctioneers in respect of the information in these particulars or any matter relating to the property, including VAT. Any information provided is provided without liability on the part of the Receivers and Auctioneers for any reliance placed on it. The Receivers are acting without personal liability and are not bound to accept the highest or any offer.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 29, 118-122 Seabank Road, Wallasey,

## Merseyside CH45 1HF

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)

### Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
122 Seabank Road	Ground (Front)	Retail	41.62	(447)	INDIVIDUAL guaranteed by an individual	5 years from 01/08/2024	£6,600 (2)	01/08/2027 (01/08/2029)
118 & 120 Seabank Road	Ground (Front) Basement	Retail Ancillary	85.31 43.75	(918) (470)	BESPOKE ROOF SAFETY LTD (CRN: 10998010) (3)	2 years from 13/08/2024	£13,200	(13/08/2026)
Flat 1. 2 Ash Grove	Ground (Rear) First	1 bedroom Maisonette	-	-	INDIVIDUALS	Let on an Assured Shorthold Tenancy for a period of 12 months from 6th June 2025	£12,000 (4)	(05/06/2026)
Flat 2. 2 Ash Grove	Ground (Rear) First	1 bedroom Maisonette	-	-	INDIVIDUALS	Let on an Assured Shorthold Tenancy for a period of 12 months from 9th June 2025	£12,000 (4)	(08/06/2026)
Flat 3. 2 Ash Grove	First Second	2 bedroom Maisonette	-	-	INDIVIDUALS	Let on an Assured Shorthold Tenancy for a period of 12 months from 15th August 2025	£12,000 (4)	(14/08/2026)
Flat 4. 2 Ash Grove	First Second	2 bedroom Maisonette	-	-	INDIVIDUALS	Let on an Assured Shorthold Tenancy for a period of 12 months from 12th May 2025	£11,400 (4)	(13/05/2026)
Flat 5. 2 Ash Grove	First Second	2 bedroom Maisonette	-	-	INDIVIDUALS	Let on an Assured Shorthold Tenancy for a period of 12 months from 3rd September 2025	£11,400 (4)	(02/09/2026)
<b>Total Approximate Commercial Floor Area</b>			<b>170.68 (1)</b>	<b>(1,835)</b>			<b>£78,600 (4)</b>	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) As to the Retail Unit at 122 Seabank Road, the lease provides for the rent to be paid monthly. The rent stated above has been annualised.

(3) As to the retail unit at 118-120, the lease provides for the rent to be paid monthly. The rent stated above has been annualised. Bespoke Roof Safety Ltd (CRN: 18998010) formerly Bespoke Supply Solutions Ltd were incorporated in October 2017.

(4) The rent for the residential flats shown above has been annualised.

# Lot 29, 118-122 Seabank Road, Wallasey,

## Merseyside CH45 1HF

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



**Lot 29, 118-122 Seabank Road, Wallasey,  
Merseyside CH45 1HF**

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



**Lot 29, 118-122 Seabank Road, Wallasey,  
Merseyside CH45 1HF**

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



**Lot 29, 118-122 Seabank Road, Wallasey,  
Merseyside CH45 1HF**

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



**Lot 29, 118-122 Seabank Road, Wallasey,**

**Merseyside CH45 1HF**

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



# Lot 29, 118-122 Seabank Road, Wallasey,

**Merseyside CH45 1HF**

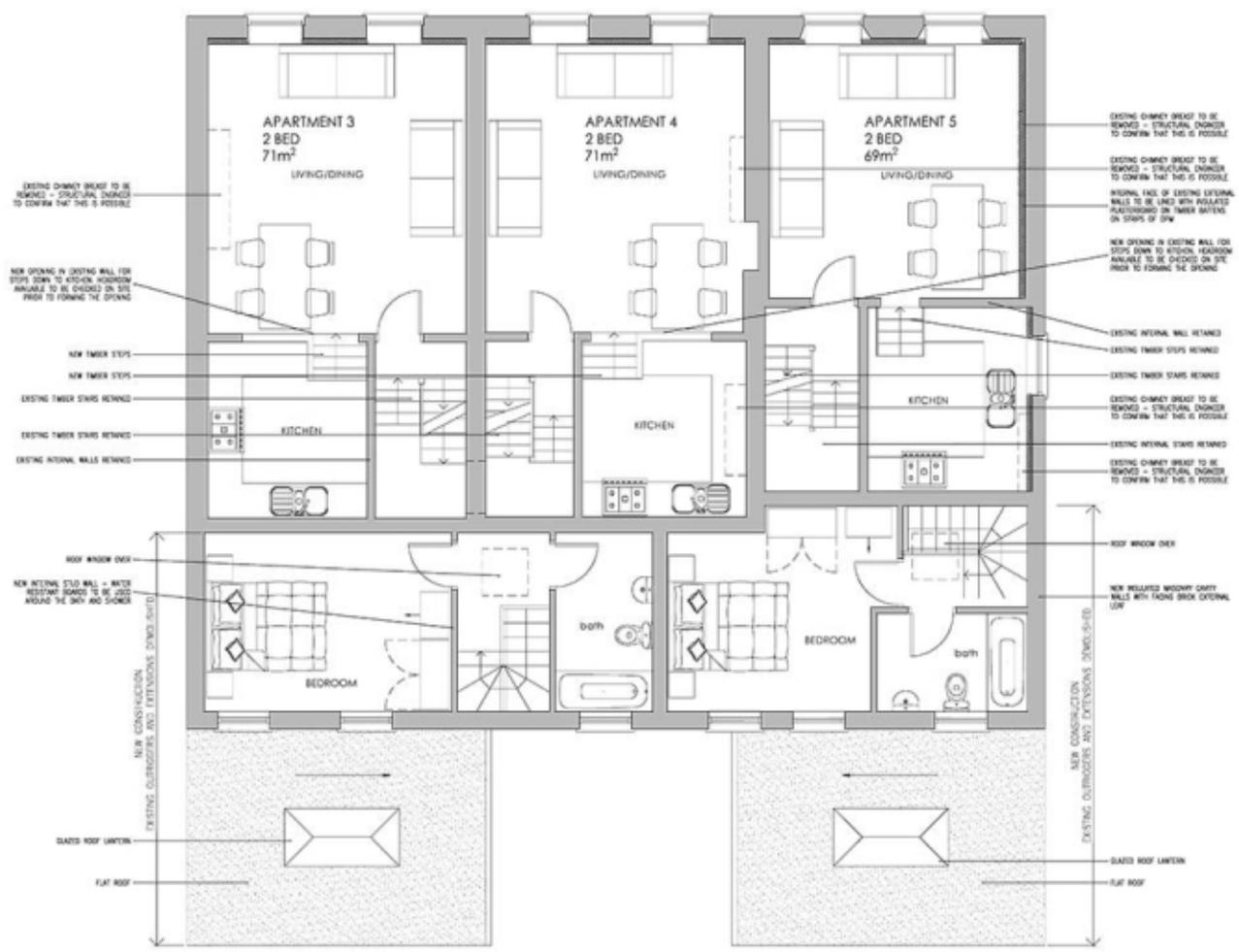
For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



# Lot 29, 118-122 Seabank Road, Wallasey,

## Merseyside CH45 1HF

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



4 North Parade  
Wallasey CH45 2BB  
Tel: 0151 455 0100  
info@acuitus.co.uk  
www.acuitus.co.uk

All dimensions to be checked on site  
Drawing not to be scaled  
© This drawing and the building works depicted thereon are the copyright of acuitus.co.uk and may not be used, copied or amended except by written permission.

**A2**

Rev. Date. Notes

**PLANNING**

Client  
Landinvest Developments Limited

Project Address  
118-122 Seabank Road  
Wallasey

Drawing Title  
Proposed First Floor Plan

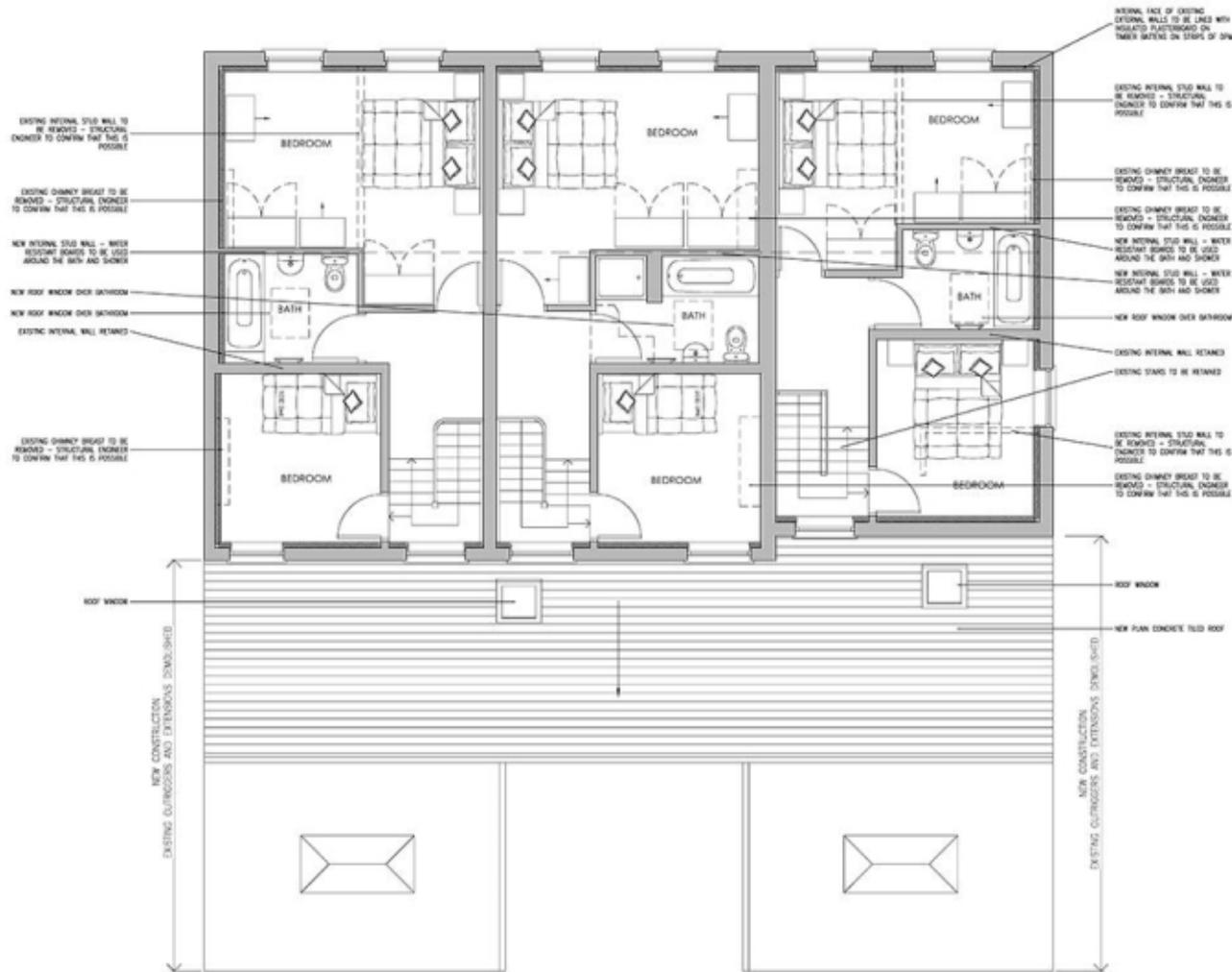
Project Number	Scale	Date
1757	1:50	10.01.18

This plan is provided as guide, neither Acuitus, the Receivers or their agents offer any warranty with regard to the accuracy of this plan. Appointments to inspect the property are available.



# Lot 29, 118-122 Seabank Road, Wallasey, Merseyside CH45 1HF

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



4 North Parade  
Wallasey CH45 2JF  
Tel: 01492 516210  
mail@acuitus.co.uk  
www.acuitus.co.uk

All dimensions to be checked on site  
Drawing not to be copied  
© This drawing and the building works described therein are the copyright of acuitus architects and may not be used, copied or amended except by written permission

A2

Rev	Date	By
<b>PLANNING</b>		
Client		
LandWest Developments Limited		
Project Address		
118-122 Seabank Road Wallasey		
Drawing Title		
Proposed Second Floor Plan		
Project Number	Scale	Date
1757	1:50	10.01.18

This plan is provided as guide, neither Acuitus, the Receivers or their agents offer any warranty with regard to the accuracy of this plan. Appointments to inspect the property are available.

# Lot 29, 118-122 Seabank Road, Wallasey,

## Merseyside CH45 1HF

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



# Lot 29, 118-122 Seabank Road, Wallasey, Merseyside CH45 1HF

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



## Contacts

### Acuitus

#### John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

#### Gway Kanokwuttipong

+44 (0)20 7034 4864

+44 (0)7456 888 750

[gway.kanokwuttipong@acuitus.co.uk](mailto:gway.kanokwuttipong@acuitus.co.uk)

### Seller's Solicitors

#### JCP Solicitors

Venture Court, Waterside Business Pk

Valley Way, Enterprise Park

Swansea

SA6 8QP

#### Emily Summer

01792 529 610

[Emily.Summer@jcpsolicitors.co.uk](mailto:Emily.Summer@jcpsolicitors.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024