

# TO LET

£19,750 per annum



## 247 Hoylake Road, Moreton, Wirral, CH46 0SP

### LOCATION

The premises occupies a prominent position on Hoylake Road (A553) a busy arterial route from Birkenhead to Hoylake. The area is well served by local transport links and a free public car park to the rear. There is a mix of local and national occupiers nearby including Superdrug, Greggs, Boots and Card Factory.

### DESCRIPTION

The premises comprises of ground floor sales space, first floor ancillary accommodation and an enclosed rear yard. The property benefits from an aluminium return frontage.

### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Internal Width	7.40 m	24 ft
Sales Depth	13.91 m	46 ft
Ground Floor Sales	95.90 sq.m.	1,032 sq.ft.
First Floor	66.61 sq.m.	717 sq.ft.

### LEASE

The property is available by way of full repairing and insuring lease for a term of years to be agreed.

### RENT

£19,750 per annum exclusive

### BUSINESS RATES

The premises have been assessed having a rateable value of £19,500. Interested parties should make their own enquiries with the Rating Authority.

### EPC

Certificate Number: 9182-3094-0930-0500-4225  
Energy Performance Asset Rating: D-88

### VAT

All rents, prices and other figures included in these particulars are quoted net but may be subject to the addition of VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Chris Michael or Matt Kerrigan of Hitchcock Wright & Partners.

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Subject to Contract  
Details Prepared January 2021

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Moreton

