

# TO LET

**£10,500** per annum

## 9 The Row, Market Street, Hoylake, CH47 3BB

### LOCATION

The property is prominently located fronting Market Street (A553). Hoylake is a popular seaside town on the Wirral Peninsula and is a desirable place to live given its coastal location together with easy access to the national rail and motoring network with travel time to Liverpool and Chester in under 30 minutes. Market Street benefits from a mix of national and local traders such as Co-op, Wetherspoons, Sainsbury's, Dominos, Rightway DIY, Subway, LA Hair, Hilbre Clinic and Co-op Funereral Care.

### DESCRIPTION

The property comprises of a ground floor retail / leisure unit with a large glazed shop front filling the space with natural light. The property has most recently been used as a restaurant / bar but would suit a variety of uses such as retail, office, leisure or clinic. The property has been divided to create a new kitchen and w/c area but these walls can be removed to create an open plan unit if desired. There is a customer car park to the rear with access via the passageway immediately to the left of the property.

### ACCOMMODATION

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

Ground Floor	68.16 sq.m.	733 sq.ft.
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### RENT

£10,500 plus VAT per annum exclusive

### LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

### BUSINESS RATES

The premises have been assessed having a rateable value of £6,900.

### SERVICE CHARGE AND INSURANCE

The current annual budgets are:

Service charge	-	TBC
Insurance	-	TBC

### EPC

Certificate Number: 9285 3036 0300 8325  
Energy Performance Asset Rating: D

### VAT

ALL rents, prices and other figures included in these particulars are 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 Matt Kerrigan or David Turner.

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Subject to Contract  
Details Prepared April 2022

