

TO LET

£11,000 per annum



5 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 Funeral 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 would suit a variety of uses such as retail, office, leisure or clinic. There is a customer car park to the rear with access via the passageway 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	49.02 sq.m.	527 sq.ft.
Rear Ancillary	21.38 sq.m.	230 sq.ft.
Total	70.4 sq.m.	757 sq.ft.

RENT

£11,000 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 £7,200.

SERVICE CHARGE AND INSURANCE

The current annual budgets are:

Service charge	-	£590.00 per annum
Insurance	-	£175 per annum

EPC

Certificate Number: 4630-0233-5211-3142-0886
Energy Performance Asset Rating: C

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.

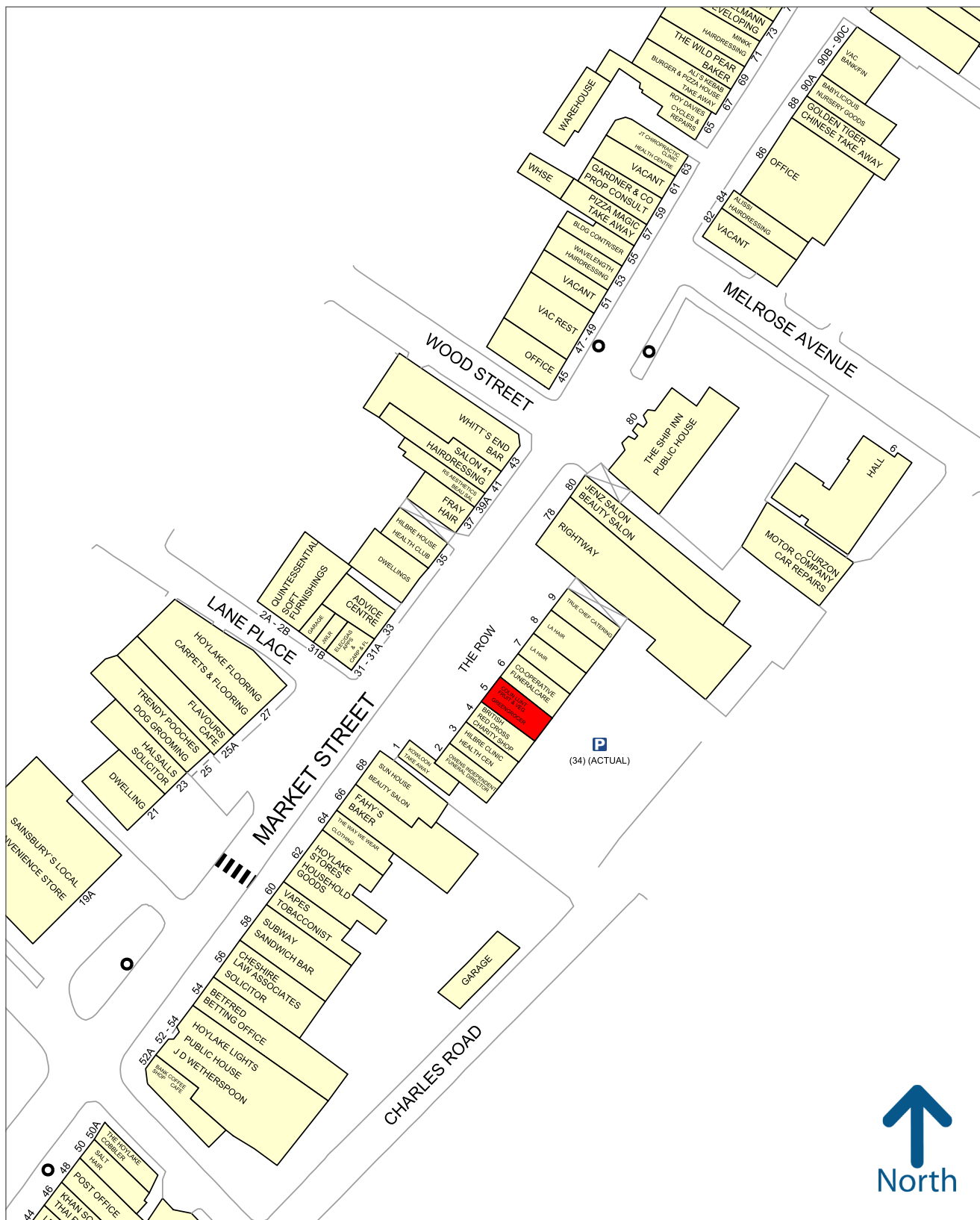
VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn.

Tel. No. 0151 227 3400
E-mail: mattkerrigan@hwandp.co.uk
alanafinn@hwandp.co.uk

Subject to Contract
Details Prepared September 2022

5 The Row, Market Street, Hoylake, CH47 3BB



50 metres

Experian Goad Plan Created: 26/09/2022
 Created By: Hitchcock Wright and Partners



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