

TO LET

NOW  
REDUCED

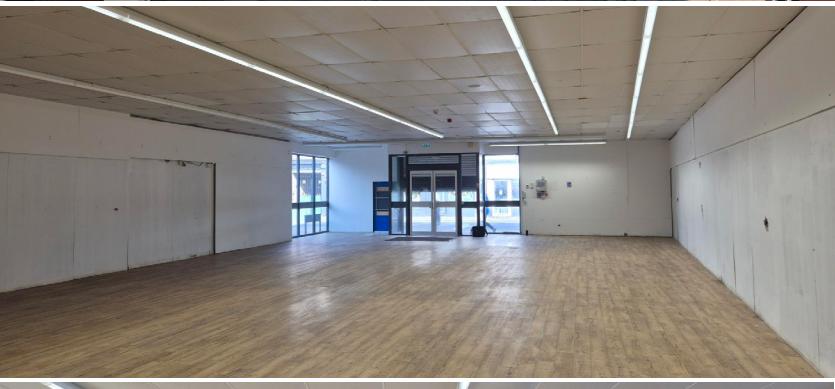


UNIT 10

The Row, Hoylake,  
Merseyside,  
CH47 3BB

Local Occupiers Include

The **co-operative**  
funeralcare



### DESCRIPTION

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, LA Hair, Shiftworks Co-working and several other retailers.

### UNIT SIZE

Total Area: 5,600 sq.ft (520.3 sq.m)

### RENT

£45,000 pax.

### BUSINESS RATES

Est. £31,500

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £8,539.96

Insurance: £1,228

### ENERGY PERFORMANCE

EPC rating C. Further information available upon request.

### PLANNING

Subject to planning. The property is classified as Use Class E. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



17

Retail Units On-Site



5,600 sq.ft

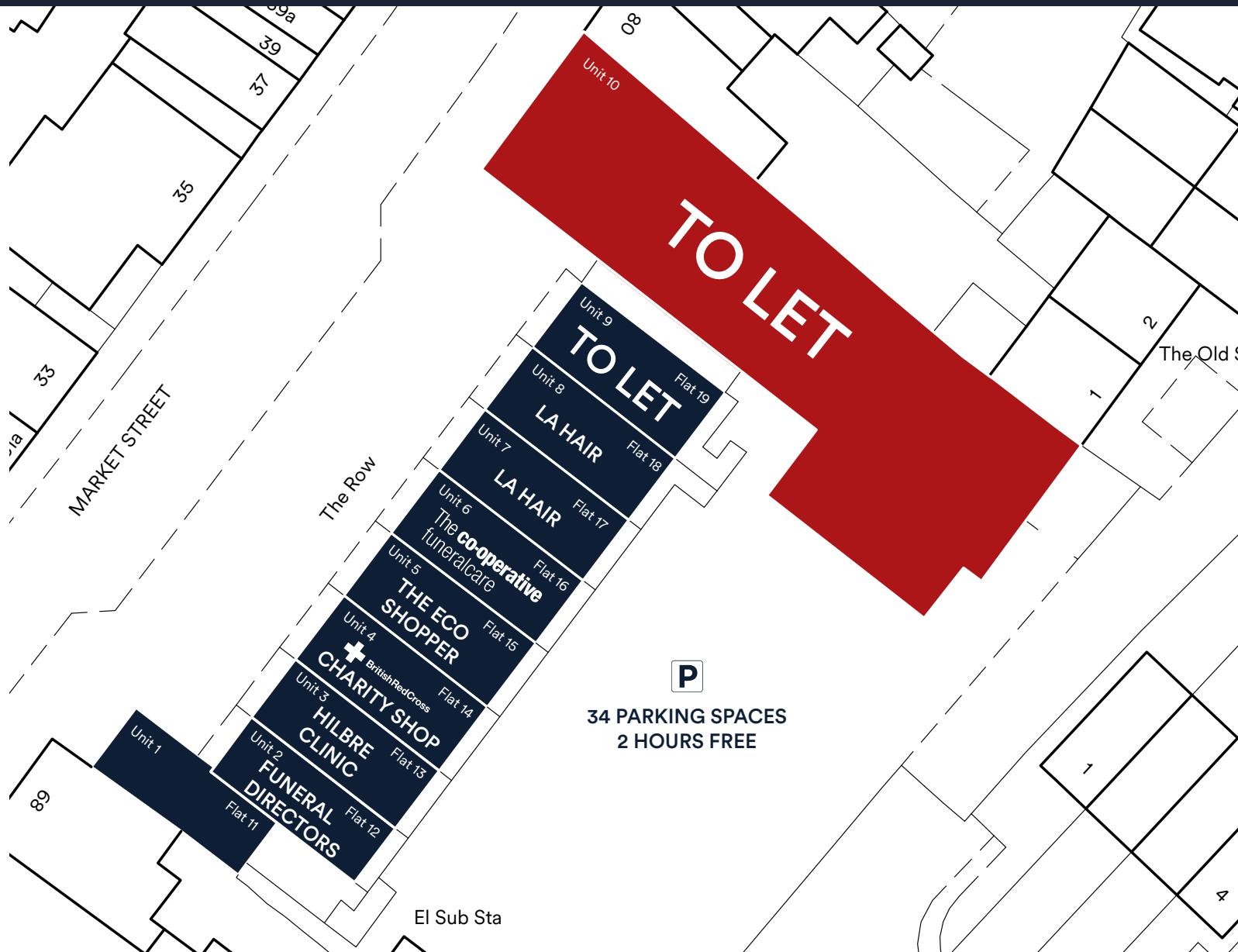
Total Unit Area



What Three Words  
foremost.clashing.call

THE ROW

## SITE PLAN



# SHEET ANCHOR EVOLVE

part of M<sup>®</sup>Core



## Harry Eades

07564 052326  
hpe@evolveestates.com

## Viewing

Strictly via prior appointment  
with the appointed agents



Alana Finn

07799 623567

alanafinn@hwandp.co.uk

## Matt Kerrigan

07970 837453

mattkerrigan@hwandp.co.uk

\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.