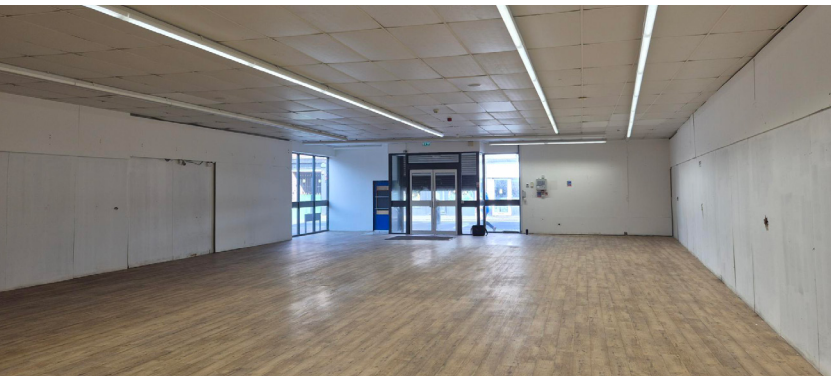TO LET

UNIT 10

The Row, Hoylake, Merseyside, CH47 3BB

Local Occupiers Include

The co-operative funeralcare

THE ROW

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
£55,000 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 ingoing 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

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39
37
35
33
33a

08

Unit 10

MARKET STREET

The Row

Unit 9
TRUE CHEF CATERING
Flat 19

Unit 8
LA HAIR
Flat 18

Unit 7
LA HAIR
Flat 17

Unit 6
The **co-operative** funeralcare
Flat 16

Unit 5
THE ECO SHOPPER
Flat 15

Unit 4
+ BritishRedCross
CHARITY SHOP
Flat 14

Unit 3
HILBRE CLINIC
Flat 13

Unit 2
FUNERAL DIRECTORS
Flat 12

Unit 1

Flat 11

89

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TO LET

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**34 PARKING SPACES
2 HOURS FREE**

LCP.
part of **M'Core**

Harry Eades
07564 052326
hpe@evolveestates.com

Viewing
Strictly via prior appointment with the appointed agents

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