

TO LET

NOW  
REDUCED



TO LET  
HITCHCOCK WRIGHT  
0151 227 3400

JESSIE'S YARD

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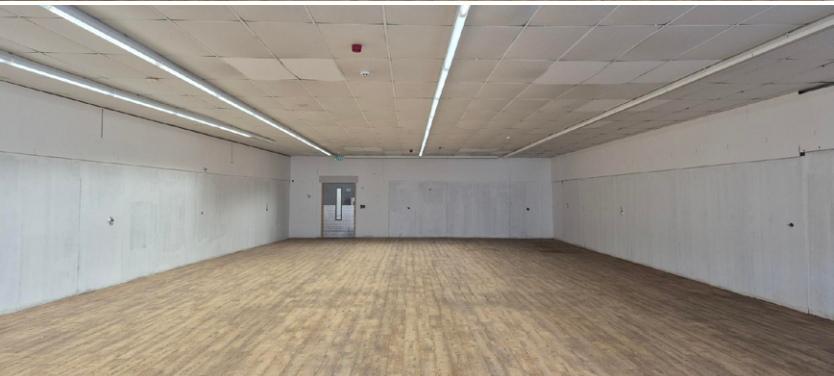
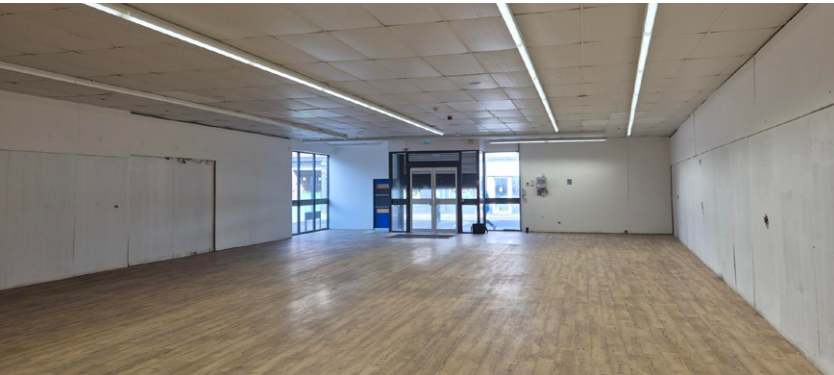
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SEND →  
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**M** UNIT 10

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

£24,250 (1st April 2026)

### 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

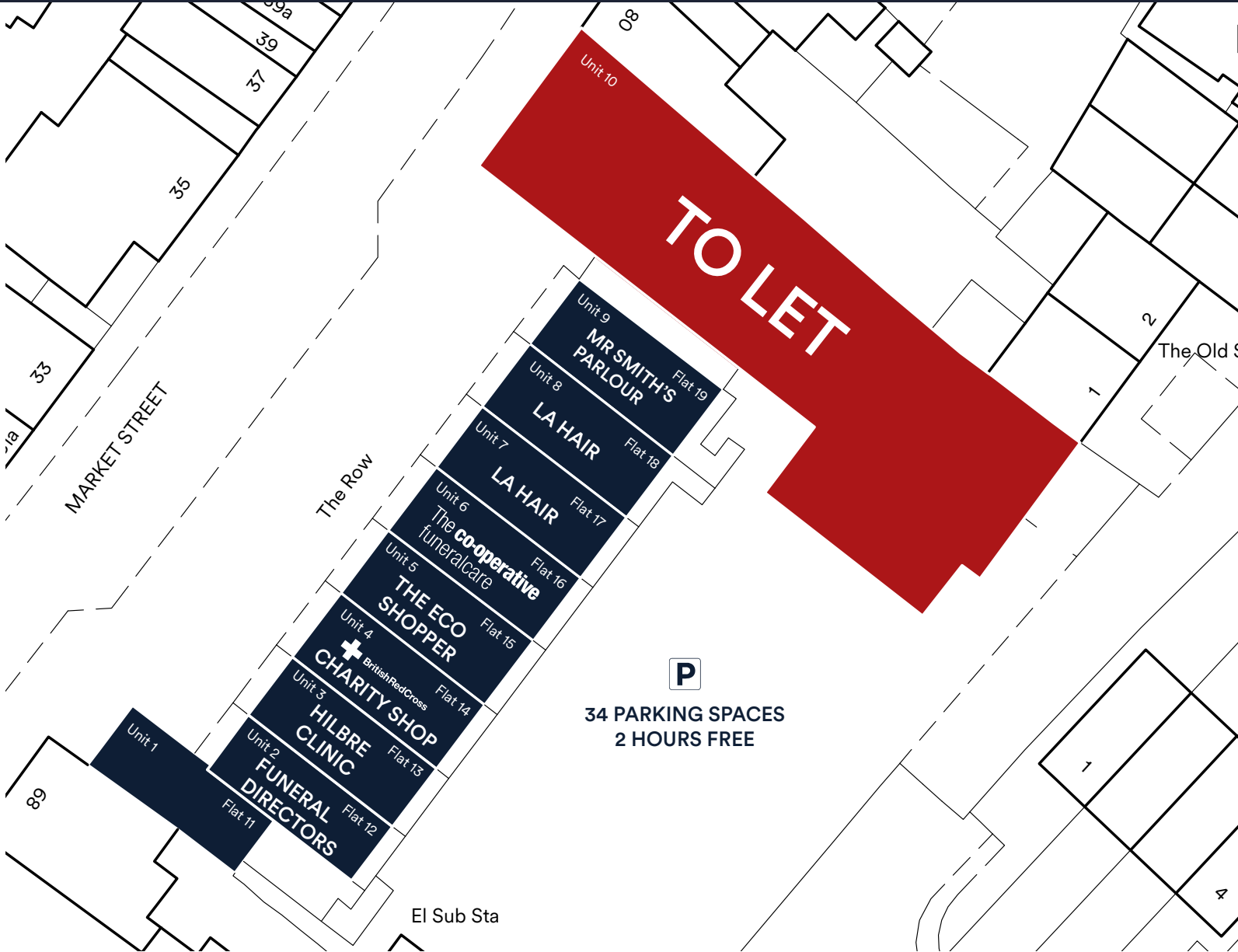
Total Unit Area



What Three Words  
foremost.clashing.call

# THE ROW

# SITE PLAN



## SHEET ANCHOR EVOLVE

part of M'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

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\*\*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.

04-02-26 FEB26