

 **RENT**
£10.00
(per sq ft)

 **SERVICE CHARGE**
£1.16
(per sq ft)

 **EPC RATING**
C (66)

MEASURING
FREE QUOTES
FREE DELIVERY



Unit 4, 208 Hoylake Road
Moreton, Wirral, CH46 6AD

Retail | Leasehold | 863 Sq Ft (80.20 Sq M)



TO LET



Location

The property is situated on a retail parade in an established retail and residential location in Moreton, Wirral. The property sits within 5 miles east of both Liverpool and Birkenhead.

The retail parade primarily serves surrounding residential estates and benefits from some level of passing trade due to the property's situation fronting Hoylake Road, the primary route connecting the north towns in the Wirral including Hoylake, Meols, and West Kirby.

Nearby amenities and services include several schools and colleges, a number of retail operators and convenience stores and an established industrial estate, all within a one mile radius. The area benefits from a good public transport network with a number of bus services, along with a train station less than half a mile north of the property.



Description

The property comprises a ground floor retail unit sitting within a two-storey, Tudor style building. Lending itself to retail use, the unit benefits from open plan sales accommodation, with frontage on to Hoylake Road and ancillary storage to the rear. The property benefits from shared external parking facilities to the front and rear of the building.

The unit has been refurbished to a good condition, with whitewashed walls and ceilings and a carpet flooring. The property benefits from a suspended ceiling.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground	863	80.20
Total	863	80.20



Amenities



Car Parking



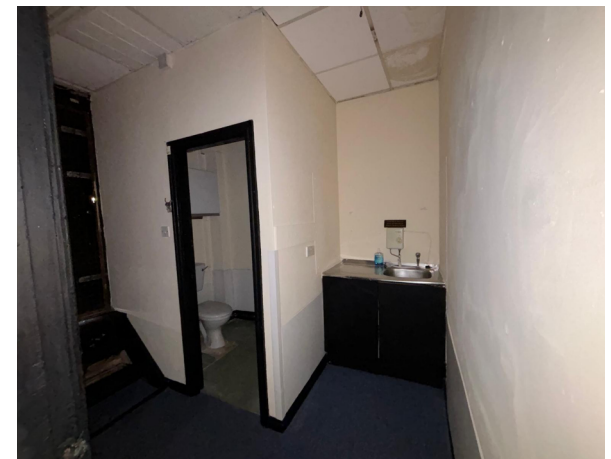
Open Plan



Refurbished



Roadside Location





Further information

Lease Terms

The accommodation is available to let on terms to be agreed.

Rent / Price

£10.00 per sq ft / £8,630 per annum.

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable, currently set at £0.16 psf.

EPC

The EPC rating is C (66).

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

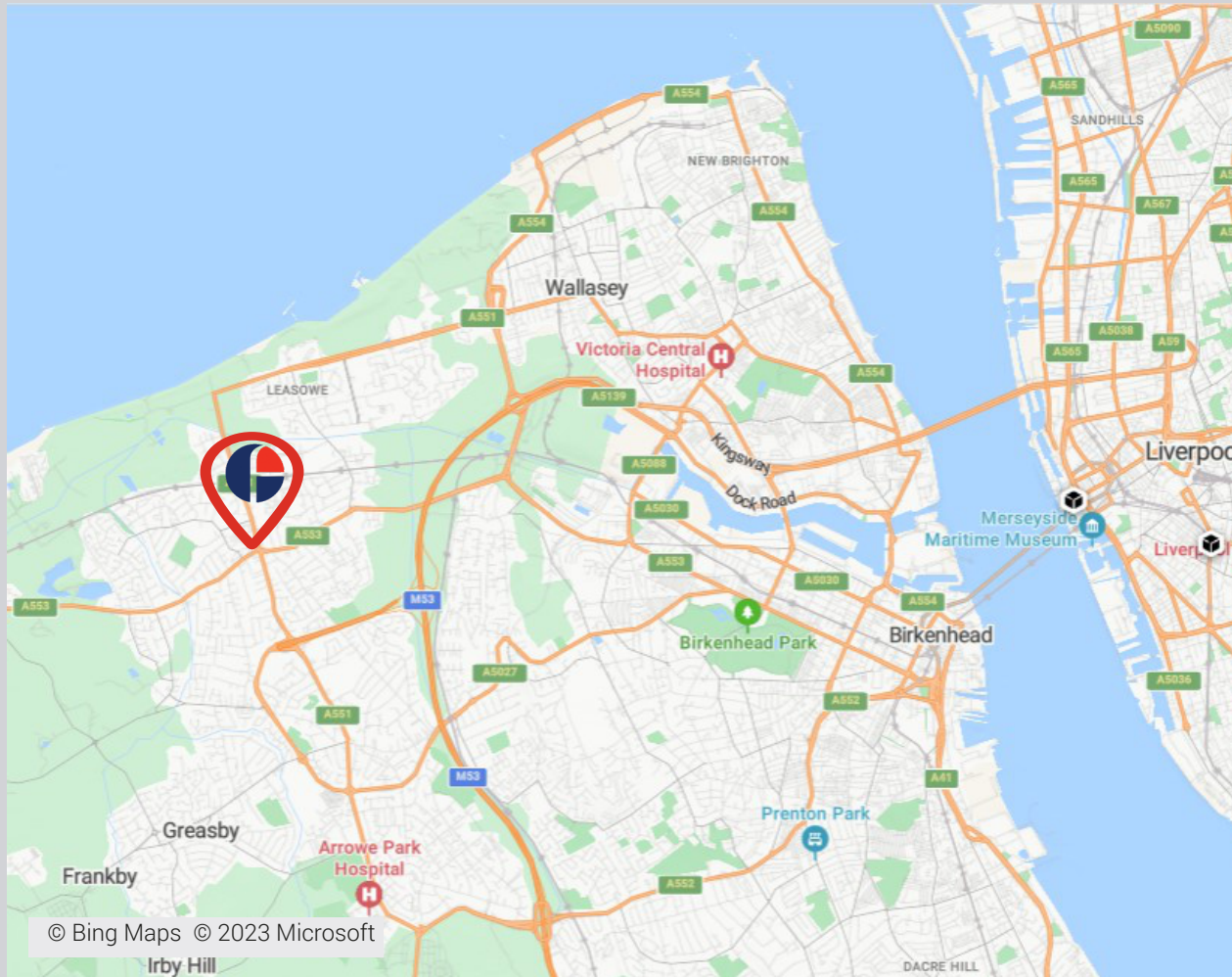
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



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	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• Birkenhead - 4.8 miles• Liverpool - 8.06 miles• Chester - 22.4 miles
	Nearest Station <ul style="list-style-type: none">• Moreton Train Station - 0.5 miles
	Nearest Airport <ul style="list-style-type: none">• Liverpool John Lennon Airport - 18 miles

→ Viewings



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Particulars dated May 2024. Photographs dated May 2024.