

DEVELOPMENT OPPORTUNITY – FOR SALE / TO LET

MORETON | THE FORMER ARMCHAIR PUB | HOYLAKE ROAD | CH46 9PD

Mason
Partners



LOCATION / SITUATION

The property / site is located fronting Hoylake Road (A553) at its junction with Stavordale Road. Hoylake Road links Moreton with the M53.

It is situated immediately adjacent to an Aldi food store and close to Moreton town centre where Tesco Express, KFC, Boots, Superdrug and Iceland all have representation.

The site is accessed via Stavordale Road.

DESCRIPTION

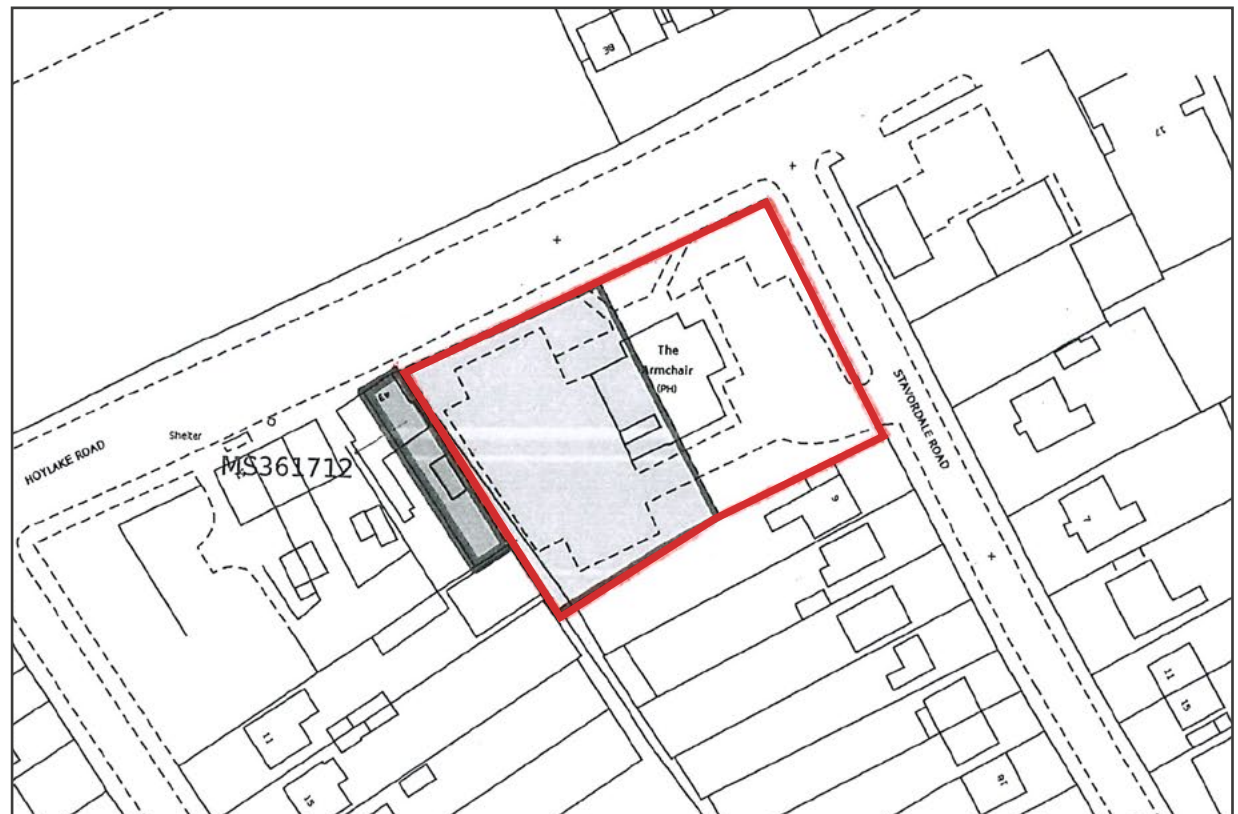
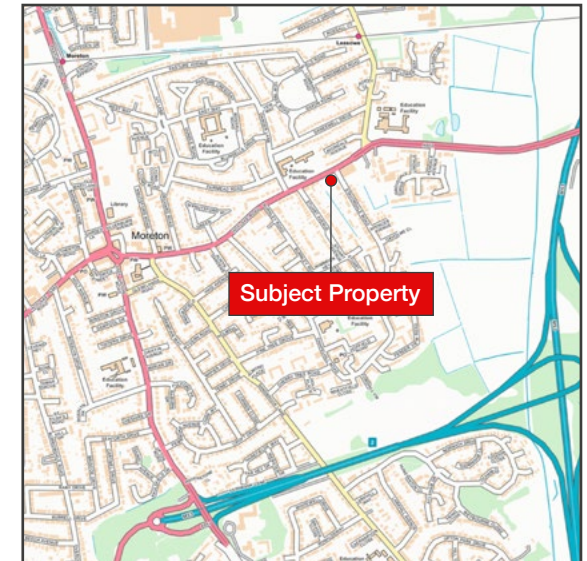
The Site comprises a former pub and offers the opportunity to utilise the existing building or alternatively a total redevelopment of the site.

The site extends to 0.65 acre (0,26 ha).

TENURE

The site is available on a freehold basis, preferably on an unconditional basis. The owner may also consider developing the site for specific end users.

The site is held under the following title numbers - MS463823 and MS263824.



RATES

The premise has a current Rateable Value of £17,500.

TERMS

Freehold and Leasehold terms to be discussed.

LEGAL COSTS

Each party to pay their own legal costs in respect of the legal documentation produced in this transaction.

MONEY LAUNDERING

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.



FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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