

Smith

AND SONS

PROPERTY CONSULTANTS

Office, Retail

101 Market Street, Hoylake, Wirral CH47 5AA



Description

The property was previously used as a Library and is set over two floors with large open space and facilities and car park to the rear. The property would be suitable for a variety of uses, subject to planning.

Location

The property is located in an established parade of shops which includes Home Bargains and Coop supermarket nearby and benefits from being in close proximity to Manor Road Train Station and being on a major bus route.

0151 647 9272

<https://www.smithandsons.net/>

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Rental Price

£22,000 per annum

Accommodation

Ground floor	212.0m ²	2281.95ft ²
First Floor	67.1m ²	722.25ft ²

Tenure

The property is available by way of a new F R & I Lease, the length of which is negotiable.

Rating Assessment

Rateable Value	£9,600 from 1st April 2023
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Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of rates

Strictly by appointment with Agent. Contact :



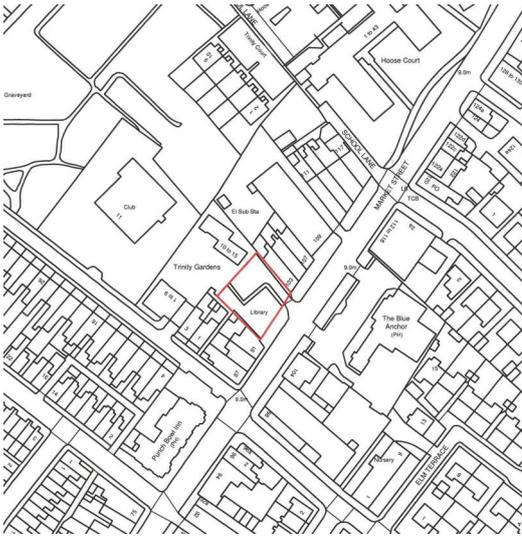
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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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Energy performance certificate (EPC)		
Hoylake Library Hoylake Street HOYLAKE CH47 5AA	Energy rating D	Valid until 13 August 2022
Property type Non-residential Institutions: Libraries, Museums, and Galleries		Certificate number 8788-9169-6267-7112-2017
Total floor area 235 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property		
This property's current energy rating is D.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built		
If typical of the existing stock		

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