

### Retail

## 34 Market Street, Hoylake, Wirral CH47 2AF



#### Description

The property comprises a ground floor retail unit with a recessed shop frontage containing a sales area, w.c. storage and internal office, with a rear access onto Charles Road. The property would be suitable for a variety of uses subject to planning.

#### Location

The property is located within a busy parade on Market Street, including restaurants, estate agents and a pharmacy, benefiting from on street parking. The property is on a major bus route and is a short distance from Hoylake Train Station.

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#### Rental Price

£11,000 per annum

#### Accommodation

Ground Floor Retail and Storage	48.7m²	524ft <sup>2</sup>
Ground Floor Staff Room and Kitchen	6.7m <sup>2</sup>	72ft²

#### **Legal Costs**

Each party to be responsible for their own legal costs

#### **VAT Statement**

All prices and rents quoted are exclusive of VAT

#### **Tenure**

The property is available by way of a new fully repairing and insuring lease, the length of which is negotiable.

#### Rating Assessment

	Rateable Value	£9,100

Strictly by arrangement with Agents. Contact:



Jamie Robertson

E: jxr@smithandsons.net

T: 0151 647 9272

0151 647 9272

https://www.smithandsons.net/

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