

Smith AND SONS

PROPERTY CONSULTANTS

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.

0151 647 9272

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Rental Price

11,000 per annum

Accommodation

Ground Floor Retail and Storage	48.7m ²	524ft ²
Ground Floor Staff Room and Kitchen	6.7m ²	72ft 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	£9,100
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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 VAT

Strictly by arrangement with Agents. 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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