

Smith

AND SONS

PROPERTY CONSULTANTS

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FOR SALE

Investment, Retail

60-62 Market Street, Hoylake, Wirral, CH47 3BB



Description

This retail property investment comprises two ground floor lock up shop units let on one lease at £15,000 per annum. The residential uppers floors have been sold of on 999 year leases at a peppercorn rent. The asking price of £165,000 will produce an net initial yield of 8.9% allowing 2.1% for end purchasers costs.

Location

Located on the high street in Hoylake town centre, the property is located in a well established retail pitch, in a sought after West Wirral suburb. Other traders represented in this parade include Wetherspoons, Betfred and Subway.

0151 647 9272

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Sale Price

£165,000

Accommodation

Retail Sales	156.63m ²	1686ft ²
Rear Stores	16.26m ²	175ft ²

WC facilities. One parking space in the shared rear yard.

VAT Statement

All prices and rents quoted are exclusive of vat if applicable

Tenure

Freehold subject to a lease on the ground floor for a term of 10 years from 1st October 2010 at an annual rental of £15,000 per annum. The rent was due for review in 2015 but this was not implemented. The tenant currently trades two businesses from the property Essentials and Vapes.

Rating Assessment

60 Market Street	£11,750
62 Market Street	£11,250

Strictly by arrangement with the sole agents.



Sean Seery

Residential / Commercial Management

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