

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

ESTABLISHED  
**175** YEARS  
1840

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**TO LET**

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Office, Retail

272 Hoylake Road, Moreton, Wirral, CH46 6AF

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### Description

The property comprises a two storey lock up shop/office with a parking/service area to the rear. The premises extend to 109.9 sq.m (1,183 sq.ft)

### Location

The premises are located in a busy parade of shops other traders in the vicinity include Boots, Coop Funeralcare, Barclays Bank and Hays Travel.

0151 647 9272

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## Rental Price

£12,500 per annum

## Accommodation

Sales	71.16m <sup>2</sup>	766ft <sup>2</sup>
Kitchen	6.50m <sup>2</sup>	70ft <sup>2</sup>
Store	4.65m <sup>2</sup>	50ft <sup>2</sup>
First Floor	27.59m <sup>2</sup>	297ft <sup>2</sup>

WC facilities on the first floor. Car park/Service area to the rear

## Legal Costs

The incoming tenant will be responsible for the landlords legal costs incurred in the preparation of the new lease and counterpart.

## VAT Statement

All prices and rents quoted are exclusive of vat if applicable.

## Tenure

The premises are available by way of a new full repairing and insuring lease the length of which is negotiable.

## Rating Assessment

Rateable Value	£11,750
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Strictly by arrangement with the sole agents



## Tom Carew

Commercial Agency

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