

# Smith AND SONS

PROPERTY CONSULTANTS

Industrial

Heaton House, 1 Station Road, Hoylake, Wirral CH47 4AA



## Description

The property comprises a steel truss frame warehouse with first floor office to the front of the premises. The property is currently fitted out as a Health Spa with internal partitions, but would be suitable for a variety of uses, subject to planning. Our client may also be willing to sell the property.

## Location

The property is located within Hoylake and offers excellent connectivity due to being served by buses and being adjacent to Hoylake Train Station. It is located close to Carr Lane Industrial Estate and also a short distance from local amenities.

0151 647 9272

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

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## Rental Price

£30,000 per annum

## Accommodation

Warehouse	394.4m <sup>2</sup>	4242ft <sup>2</sup>
First Floor Office	33m <sup>2</sup>	355ft <sup>2</sup>

## 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 lease, the length of which is negotiable.

Sale price on application

## Rating Assessment

Rateable Value	£16,500
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Strictly by arrangement with agents. Contact :



### Tom Carew

Commercial Agency

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