

# Smith

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## AND SONS

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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.

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## Rental Price

£11,000 per annum

## Accommodation

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

## 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 (2026)	£10,250
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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

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Strictly by arrangement with Agents. Contact :



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