

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

257 Hoylake Road, Moreton CH46 0SL



## Description

The property has previously been trading as a furniture shop, however could be used for a variety of purposes subject to obtaining the necessary consents. The ground floor has a total net lettable area of 121 Sq.m (1301.96 Sq.Ft), whilst the first and second floors offer office/storage space, which measure at 52.7 Sq.m (567.2 Sq.Ft) and 21 Sq.m (226 Sq.Ft) respectively.

## Location

The property is located in a prime position in the heart of Hoylake Road in Moreton, which is a popular out of town retail area, which benefits from a high amount of passing traffic and footfall. National traders nearby include Greggs, Boots and Home Bargains.

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

# 257 Hoylake Road, Moreton CH46 0SL

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## Sale Price

£210,000

## Tenure

By way of a freehold sale.

## Accommodation

Ground Floor	121m <sup>2</sup>	1301.96ft <sup>2</sup>
First Floor	52.7m <sup>2</sup>	567.2ft <sup>2</sup>
Second Floor	21m <sup>2</sup>	226ft <sup>2</sup>

## Rating Assessment

Ratable Value 2025	£11,750
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W.C + Kitchen Facilities

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT Statement

All prices quoted are to be taken as exclusive of VAT.

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Strictly by appointment with sole agent, contact;



**Jamie Robertson**

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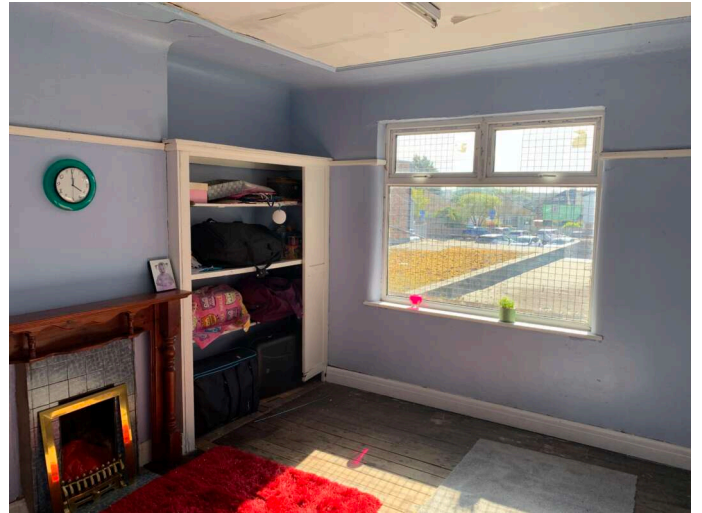
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