

# Office

# First & Second Floors 43a Market Street, Hoylake CH47 2BG



# Description

The property comprises first and second floor office space which benefits from a total net lettable area of 89.2 Sq.m (966.24 Sq.Ft). The property was previously used for private tutoring purposes, however could be used for a variety of commercial uses subject to the correct planning. \*Incentives Available\*

## Location

The property is located on Market Street, Hoylake which benefits from a high amount of passing traffic and footfall. Nearby national retailers include Home Bargains, Co-op and Sainsburys.

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### Rental Price

£9,000 per annum

#### Accommodation

First Floor	40.9m²	440.1ft <sup>2</sup>
Second Floor	48.9m²	526.16ft <sup>2</sup>

W.C + Kitchen Facilities

# **Legal Costs**

Each party to be responsible for their own legal costs incurred in preparation of the new lease

#### **VAT Statement**

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

#### **Tenure**

By way of an effective full repair and insuring lease, the length of which is negotiable

## Rating Assessment

Ratable Value 2025	£0

#### Other Info

**INCENTIVES AVAILABLE** 

Strictly by appointment with sole agent, contact;



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