

Smith AND SONS

PROPERTY CONSULTANTS

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.

0151 647 9272

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

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

Rental Price

£7,200 per annum

Accommodation

First Floor	40.9m ²	440.1ft ²
Second Floor	48.9m ²	526.16ft ²

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
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Other Info

INCENTIVES AVAILABLE

Strictly by appointment with sole agent, contact;



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