

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

FOR SALE

Office, Retail

209 Hoylake Road, Moreton, Wirral, CH46 0SJ



Description

The property comprises a ground floor retail unit which extends to 1,409 sq.ft. (131 sq.m.) The property has previously been used as a bank, but has recently been let to children's toy shop on a effective FRI lease, 7 year lease at £12,000 PA and a tenant break at 5 years.

Location

The property is located on the corner of Moreton Cross, a short distance from Moreton Pharmacy, The Coach & Horses Public House and Heron Foods. The location also benefits from a nearby train station and a main bus route.

0151 647 9272

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Sale Price

Offers in excess of £140,000

Tenure

The property is available by way of a new lease the length of which is negotiable.

Accommodation

Net letable floor area	131m ²	1409ft ²
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Rating Assessment

Rateable Value	To be re-assessed.
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Legal Costs

Each party to be responsible for their own legal cost

VAT Statement

All prices and rents quoted are exclusive of VAT

Strictly by arrangement with Agent. Contact :



Tom Carew

Commercial Agency

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T: 0151 647 9272

0151 647 9272

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