

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

ESTABLISHED  
**175** YEARS  
1840

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**TO LET**

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Office, Retail

200c Hoylake Road, Wirral CH46 8TH

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### Description

The property comprises a ground floor retail unit with internal offices extending to 72 sq.m. (774 sq. ft.) and has previously been used as an estate agents, however would be suitable for a variety of other uses subject to planning.

### Location

The property is located on Moreton Cross in a parade of shops with on street parking at the rear. It is in close proximity to The Coach and Horses Pub, Tesco Express and Heron Foods amongst others. The property is a short distance from Moreton Train Station and is on a major bus route.

0151 647 9272

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## Rental Price

£9,000 per anum

## Accommodation

Net lettable area	72m <sup>2</sup>	774ft <sup>2</sup>
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## Legal Costs

Each party responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT

## Tenure

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

## Rating Assessment

Rateable Value	£6,300
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Strictly by arrangement with Agent. Contact :



### Tom Carew

Commercial Agency

E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)

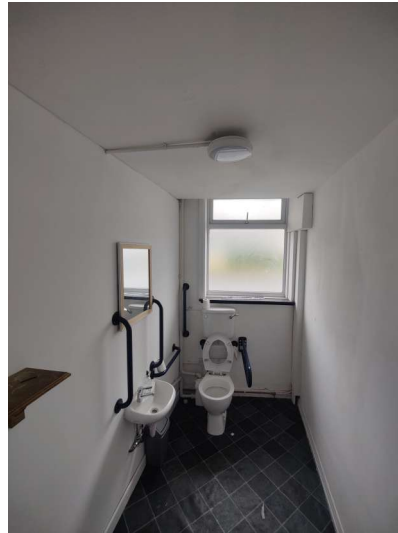
T: 0151 647 9272

**0151 647 9272**

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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