

Smith AND SONS

PROPERTY CONSULTANTS

Industrial

Heaton House, 1 Station Road, Hoylake, Wirral CH47 4AA



Description

The property comprises a steel truss frame warehouse with first floor office to the front of the premises. The property is currently fitted out as a Health Spa with internal partitions, but would be suitable for a variety of uses, subject to planning. Our client may also be willing to sell the property.

Location

The property is located within Hoylake and offers excellent connectivity due to being served by buses and being adjacent to Hoylake Train Station. It is located close to Carr Lane Industrial Estate and also a short distance from local amenities.

0151 647 9272

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

Heaton House, 1 Station Road, Hoylake, Wirral CH47 4AA

Rental Price

£30,000 per annum

Accommodation

Warehouse	394.4m ²	4242ft ²
First Floor Office	33m ²	355ft ²

Legal Costs

Each party to be 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.

Sale price on application

Rating Assessment

Rateable Value	£16,500
----------------	---------

Strictly by arrangement with agents. Contact :



Tom Carew

Commercial Agency

E: tcc@smithandsons.net

T: 0151 647 9272

0151 647 9272

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

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.