Smith
AND SONS
PROPERTY CONSULTANTS

Investment

219 Hoylake Road, Moreton, Wirral CH46 0SJ

Description

The property comprises an attractive mixed use investment with the ground floor retail unit let to an estate agents at an annual rent of £11,280 for a term of 5 years taking effect from April 2026. To the upper floors is a 3 bed maisonette currently let on an AST at an annual rent of £10,200 per annum, resulting in a total annual income of £21,480.

Location

The property is prominently positioned on Hoylake Road in Moreton close to its junction on Moreton Cross. The area benefits from strong passing traffic and pedestrian flow. Nearby national traders include Greggs, KFC and Home Bargains.

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Sale Price
£225,000

Tenure
Freehold.

Accommodation

Ground Floor Retail	58.3m²	627.3ft²

3 bed maisonette to upper floors.

Rating Assessment

Rateable Value 2026	£10,250

Other Info
Details prepared September 2026.

Legal Costs
Each party to be responsible for their own legal costs.

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

Strictly by appointment with sole agent, contact;

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