

Smith AND SONS

PROPERTY CONSULTANTS

Retail

257 Hoylake Road, Moreton CH46 0SL



Description

The property has previously been trading as a furniture shop, however could be used for a variety of purposes subject to obtaining the necessary consents. The ground floor has a total net lettable area of 121 Sq.m (1301.96 Sq.Ft), whilst the first and second floors offer office/storage space, which measure at 52.7 Sq.m (567.2 Sq.Ft) and 21 Sq.m (226 Sq.Ft) respectively.

Location

The property is located in a prime position in the heart of Hoylake Road in Moreton, which is a popular out of town retail area, which benefits from a high amount of passing traffic and footfall. National traders nearby include Greggs, Boots and Home Bargains.

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Sale Price

£210,000

Tenure

By way of a freehold sale.

Accommodation

Ground Floor	121m ²	1301.96ft ²
First Floor	52.7m ²	567.2ft ²
Second Floor	21m ²	226ft ²

Rating Assessment

Ratable Value 2025	£11,750
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W.C + Kitchen Facilities

Legal Costs

Each party to be responsible for their own legal costs.

VAT Statement

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

Strictly by appointment with sole agent, contact;



Jamie Robertson

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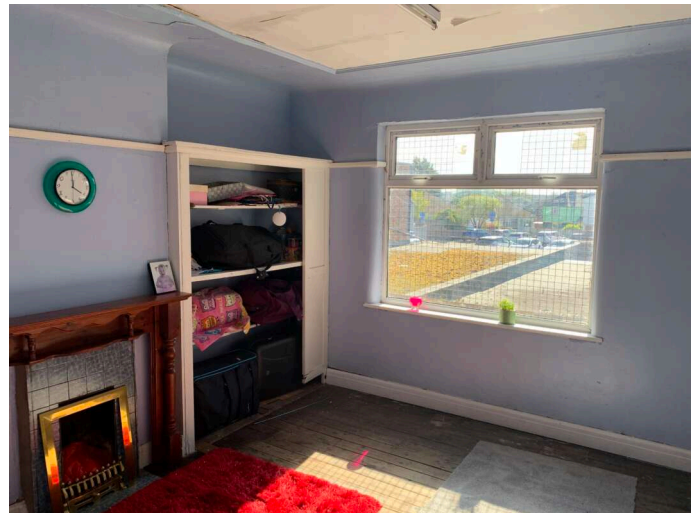
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