

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

Ground Floor 43 Market Street, Hoylake CH47 2BG



Description

The property comprises a substantial retail unit which occupies a prominent corner plot on Market Street in Hoylake. The property previously traded as a licensed premises, however could be used for a variety of uses subject to obtaining the necessary permissions. The ground floor has a total net lettable area of 145.29 Sq.m (1563.32 Sq.Ft) and benefits from a yard to the rear.

Incentives Available

Location

The property is located on Market Street, Hoylake which benefits from a high amount of passing traffic and footfall. Nearby national retailers include Home Bargains, Co-op and Sainsburys.

0151 647 9272

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

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Sale Price

Price on Application

Rental Price

£12,000 per annum

Accommodation

Ground Floor	145.29m ²	1563.32ft ²
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W.C + Kitchen Facilities

Legal Costs

Each party to be responsible for their own legal costs incurred in preparation of the new lease

VAT Statement

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

Tenure

By way of a brand new Full Repair and Insuring lease, the length of which is negotiable.

Rating Assessment

Ratable Value 2025	£0
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Other Info

Property has planning for the Construction of two-storey rear extension and conversion of part ground, first and second floor to form 4 dwellings with associated cycle and refuse storage.

Planning Application Number - APP/22/01040

Strictly by appointment via sole agent, contact;



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