

Smith AND SONS

PROPERTY CONSULTANTS

Retail

266 Hoylake Road, Moreton, Wirral CH46 6AF



Description

The property comprises a ground and first floor lock up shop which has previously been used as a carpet shop. The property benefits from UPVC double glazed window display and is of an open plan layout, with ancillary space for staff to the rear. The property also benefits from parking to the rear.

Location

The property is located on the A553 Hoylake Road, within a busy parade of shops with tenants including Boots and Coop Funeralcare. It is located on a major bus route and a short distance from the Merseyrail West Kirby Line.

0151 647 9272

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Sale Price

£170,000

Tenure

Freehold

Accommodation

Ground Floor Sales	70.95m ²	764ft ²
Office	3.51m ²	38ft ²
Rear Entrance Vestibule		
Kitchen	3.61m ²	39ft ²
First Floor Storage	57.70m ²	621ft ²
Store (former toilet)	3.49m ²	38ft ²
Ante-space		
WC		
Total	139.26m ²	1500ft ²

Rating Assessment

Rateable Value	£13,000
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Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of VAT

Strictly by arrangement with Agents. Contact :



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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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