

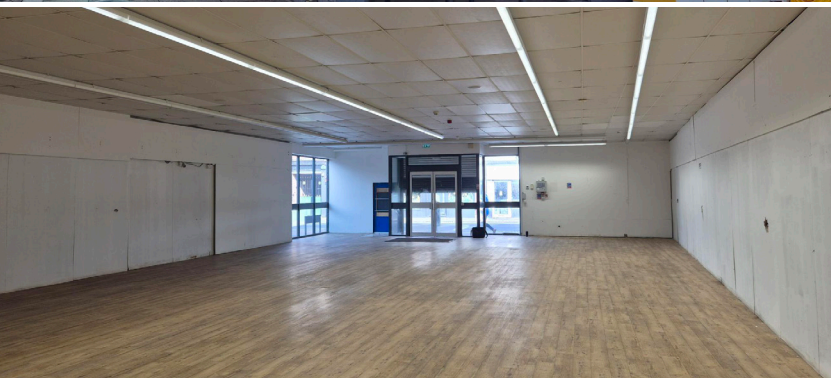


UNIT 10

The Row, Hoylake,  
Merseyside,  
CH47 3BB

Local Occupiers Include

The **co-operative**  
funeralcare



### DESCRIPTION

Prominently situated on the eastern side of Market Street, the prime retail pitch within Hoylake. Nearby occupiers include Sainsbury's Local, Subway, Carphone Warehouse and Subway together with independent retailers.

Hoylake is a popular coastal resort and commuter town on the north west corner of Wirral, approximately 12 miles west of Liverpool. The town has a population of 13,348 which is boosted by tourism and day trippers visiting the area and world famous Royal Liverpool Golf Course, situated in the town. Hoylake is a popular commuter town with direct rail links into Liverpool Lime Street with a journey time of 29 minutes.

### UNIT SIZE

Total Area: 5,600 sq.ft (520.3 sq.m)  
Ground Floor: 5,600 sq.ft (520.3 sq.m)

### RENT

£55,000 pax.

### BUSINESS RATES

Est. £5,900

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £8,539.96  
Insurance: £1,228

### ENERGY PERFORMANCE

EPC rating C. Further information available upon request.

### PLANNING

Subject to planning. The property is classified as Use Class E. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



17

Retail Units On-Site



11,571 sq.ft

Total Area



What Three Words  
foremost.clashing.call

# THE ROW

## SITE PLAN

M

**LCP.**  
part of M<sup>Core</sup>



**Harry Eades**

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**Viewing**  
Strictly via prior appointment  
with the appointed agents

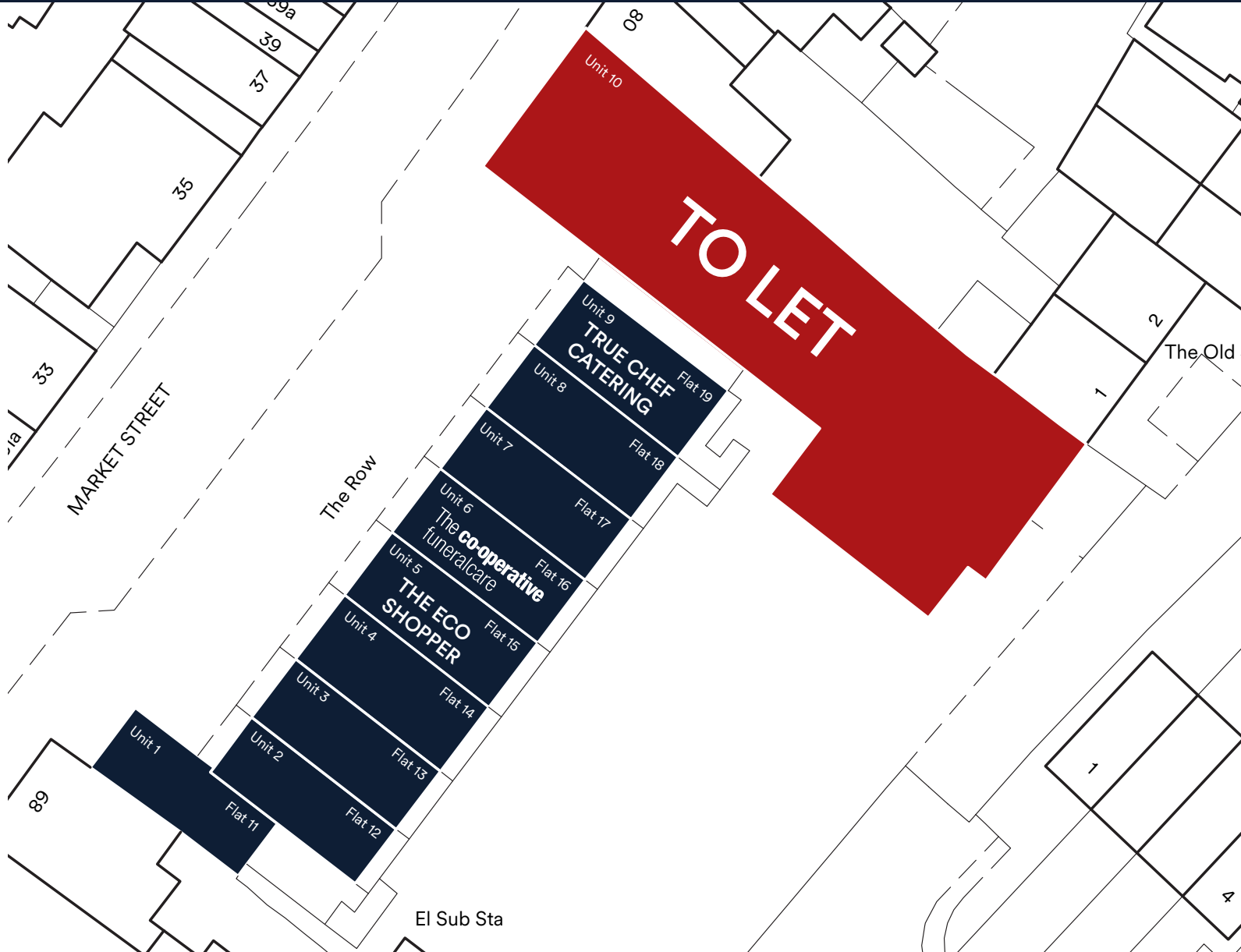


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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

11-06-25 JUNE25