

TO LET



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hours
4777



USE CLASS E

M UNIT 5

The Row, Hoylake
Merseyside
CH47 3BB

Local Occupiers Include

The **co-operative**
funeralcare

 **BritishRedCross**



DESCRIPTION

The property is prominently located fronting Market Street (A553). Hoylake is a popular seaside town on the Wirral Peninsula and is a desirable place to live given its coastal location together with easy access to the national rail and motoring network with travel time to Liverpool and Chester in under 30 minutes. Market Street benefits from a mix of national and local traders such as Co-op, Wetherspoons, Sainsbury's, Dominos, LA Hair, Shiftworks Co-working and several other retailers.

The unit benefits from:

- Gas supply.
- Surface level car park with 30+ bays to the rear.

UNIT SIZE

Ground Floor Area: 741 sq.ft (68.8 sq.m).

RENT

£13,500 per annum, exclusive of VAT.

RATEABLE VALUE

£10,750.

BUSINESS RATES PAYABLE

£4,106.50 (please enquire with local authority regarding small business rates relief).

SERVICE CHARGE & INSURANCE

Service Charge: £900.75.

Insurance: £234.

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.

VAT

VAT at the prevailing rate is payable on all sums due to the landlord.



17

Retail Units On-Site



11,571 sq.ft

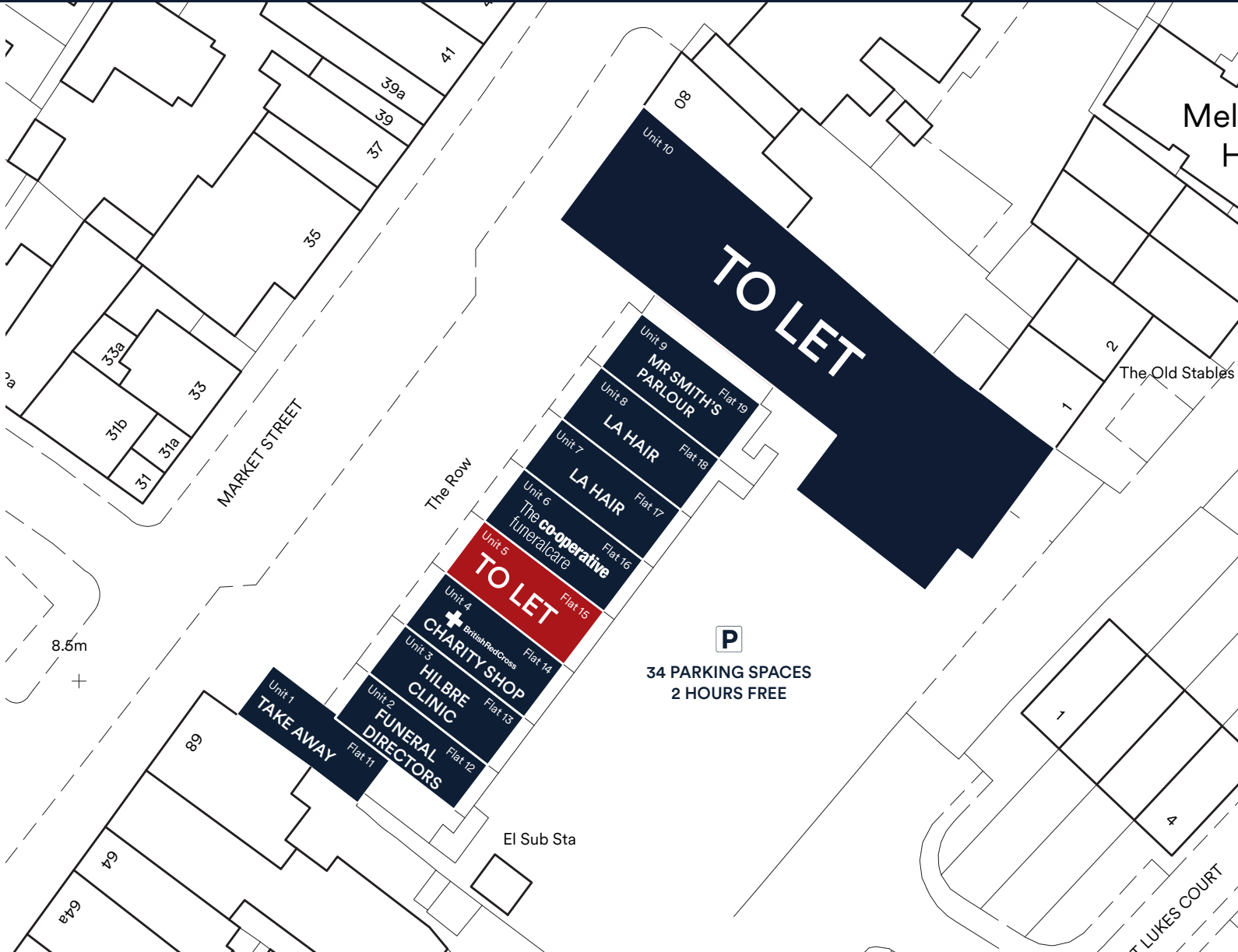
Total Development



What Three Words
foremost.clashing.call

THE ROW

SITE PLAN



SHEET ANCHOR EVOLVE

part of M^{Core}



Harry Eades

07564 052326
heades@saevolve.com

Viewing

Strictly via prior appointment
with the appointed agents



Matt Kerrigan

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Mason Partners

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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.

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