

TO LET



Unit 1, 240-246 Hoylake Road, Moreton CH46 6AD



939 sq ft

Ground Floor Area



£12,000 p/a

Rent



£12,000

Rates - RV



B-38

EPC

- Ground Floor shop with first floor storage
- Situated in a prime position on Hoylake Road in Moreton town centre
- Neighbouring retailers include Boots The Chemist, Card Factory, Iceland, Superdrug, Subway, Greggs, Heron Foods and Home Bargains
- Moreton is a town located on the north coast of the Wirral Peninsula and is well connected with good road and transport links
- There are two private parking spaces located at the rear of the property. Additionally, on-street parking is available in front of the shop, and there are numerous public car parks throughout the town



Area

Ground Floor Sales 939 sq ft (87.20 sq m)

First Floor Store/Staff 954 sq ft (88.60 sq m)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£12,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £12,000

EPC

B-38

Planning

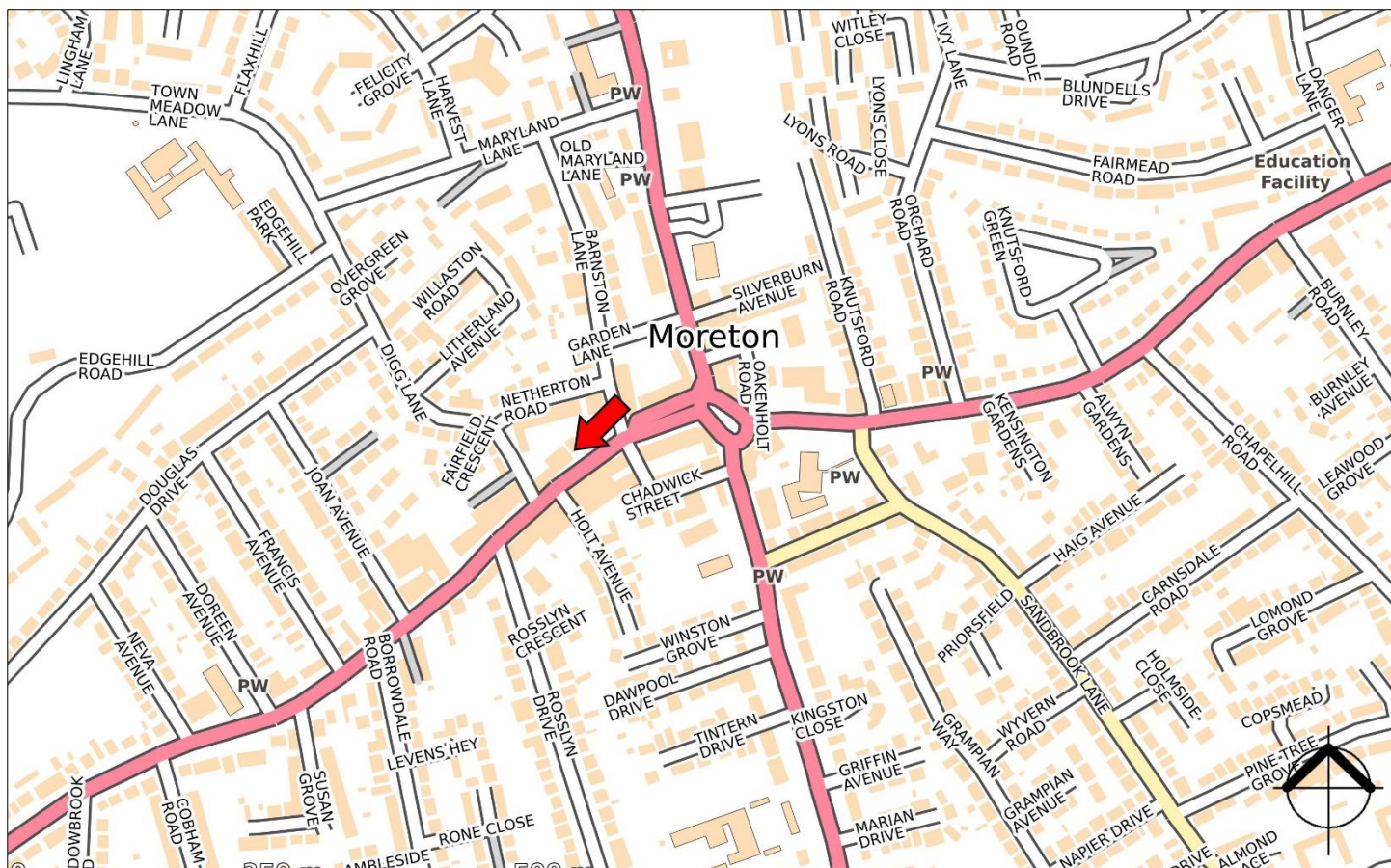
The premises currently benefit from Class E Planning Permission but would be suitable for a number of uses subject to the necessary consents.

Legal costs

Each party to be responsible for their own legal costs.



Unit 1, 240-246 Hoylake Road, Moreton CH46 6AD



For further information please contact:



Sarah Syvret
M: 0758 154 3386
E: sarah.syvret@masonowen.com

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. October 2024



7th Floor, 20 Chapel Street,
Liverpool, L3 9AG

0151 242 3000
masonowen.com

Mason Owen & Partners Limited: Reg No. 1426226.
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

Authorised and regulated by The Financial Conduct Authority.
Partners list is available upon request.