

# TO LET

**Mason  
Owen**

## 242 Hoylake Road, Moreton CH46 6AD



  
**1,636 sq ft**  
Total Floor Area

  
**£15,000 p/a**  
Rent

  
**£11,750**  
Rates - RV

  
**B-37**  
EPC

- Ground Floor shop with first floor storage
- Situated in a prime position on Hoylake Road in Moreton town centre
- Neighbouring retailers include Boots, 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



#### Location

Moreton is a coastal town located on the Wirral Peninsula, positioned between Wallasey and Hoylake.

Moreton town centre is a busy, well-established retail hub with strong footfall and a mix of national and independent businesses. It benefits from excellent transport links, including nearby rail and bus services. The surrounding residential areas provide a reliable customer base, making it an attractive location for a wide range of commercial uses.

#### Description

Occupying a prominent position on the busy Hoylake Road in Moreton town centre, the property offered is over two floors.

The ground floor has a glazed frontage and sales area, with the first floor providing flexible ancillary accommodation, a kitchen area and wc facilities.

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	803 sq ft (74.60 sq m)
First Floor	833 sq ft (77.39 sq m)

#### Tenure

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

#### Rent

£15,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

#### Rates

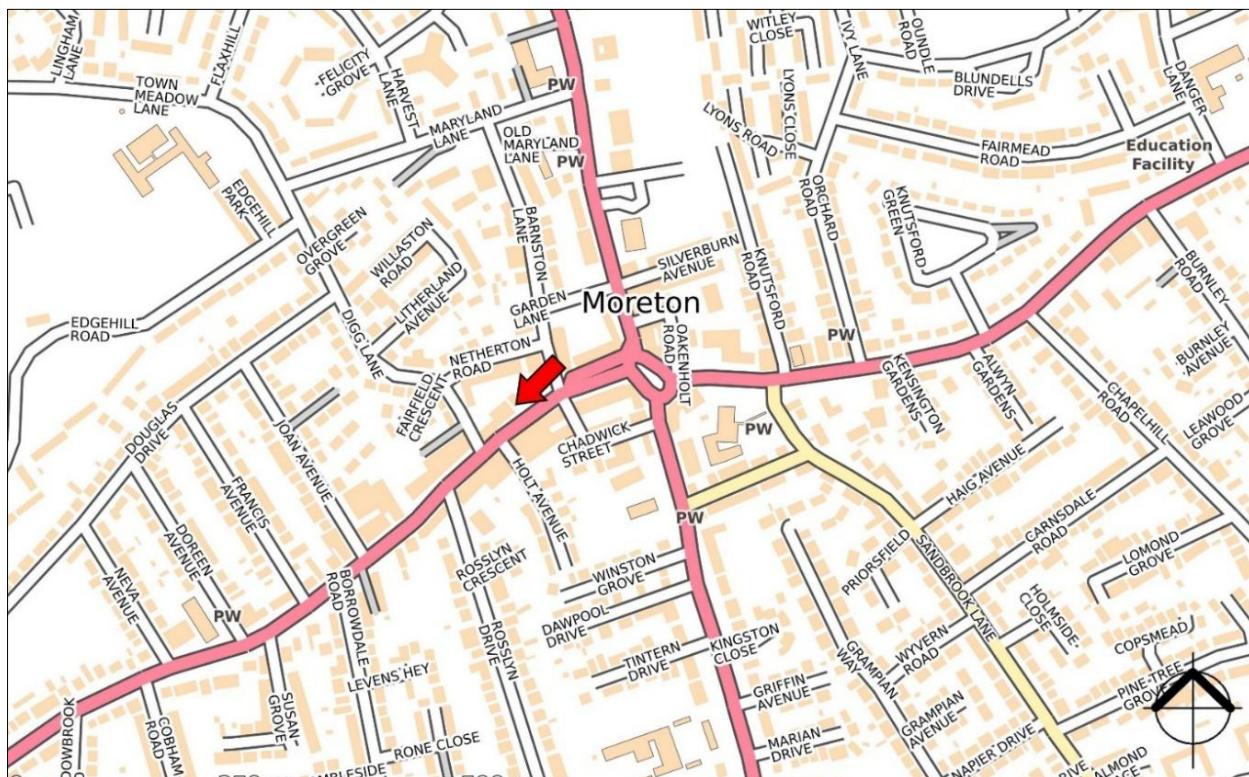
Rateable Value April 2023 Valuation: £11,750

Rateable Value April 2026 Valuation: £13,500

*It is the ingoing tenant's responsibility to make their own enquiries with the Local Authority.*

#### EPC

B-37



## 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.

For further information please contact:



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## 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](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

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