

TO LET



M

UNIT 9

The Row, Hoylake,
Merseyside,
CH47 3BB

Local Occupiers Include

The **co-operative**
funeralcare



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.

UNIT SIZE

Total Lettable Area: 733 sq.ft (68.16 sq.m)

RENT

£12,000 per annum, exclusive of VAT

BUSINESS RATES

Rateable Value: £9,300

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £1,047

Insurance: £166

ENERGY PERFORMANCE

EPC rating D. Further information available upon request.

PLANNING

Subject to planning. The property is classified as Use Class E. It is the incoming 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



733 sq.ft

Total Unit Area



What Three Words
foremost.clashing.call

THE ROW

SITE PLAN

M

LCP.
part of M^{Core}



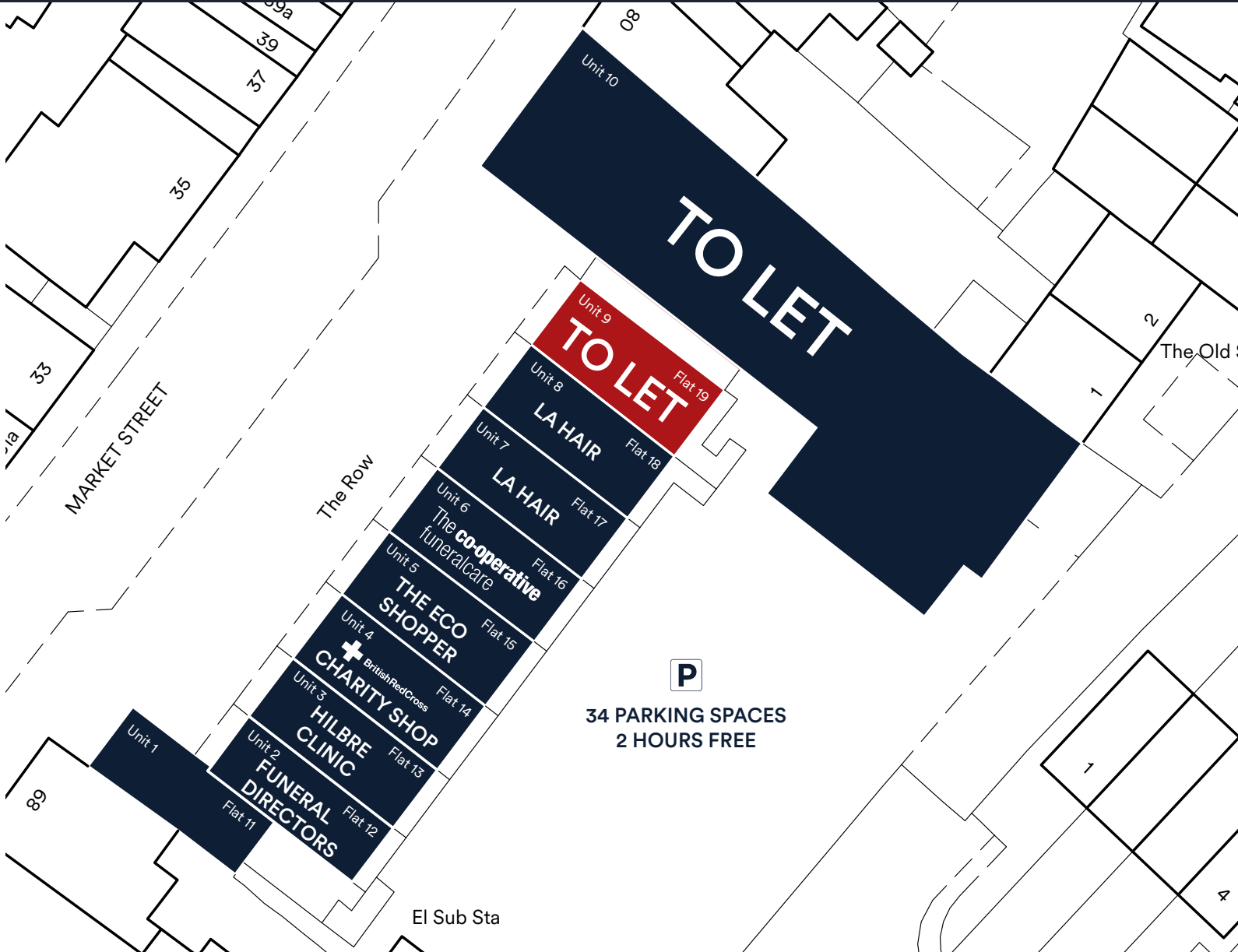
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Viewing
Strictly via prior appointment
with the appointed agents



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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.

18-07-25 JULY25