



## TO LET

290 Hoylake Road,  
Moreton, Wirral, CH46  
6AF

- Main Arterial Route
- Well Established Local Parade
- Suitable for a Number of Uses
- Total Approx. NIA 206.8 sq.m (2,226 sq.ft)

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### Location

The subject property is located fronting onto Hoylake Road close to its junction with Joan Avenue, which forms part of the A553 – a busy single carriageway distributor road passing through the district shopping/commercial centre of Moreton approximately 3 miles west of Birkenhead in the northeasterly sector of the Wirral Peninsula. The immediate surrounding area is mainly residential in nature with the premises occupying a secondary retail position for a retail frontage within the commercial centre. Nearby occupiers include a mixture of local traders and some national multiples including Subway, Iceland Supermarket and Home Bargains to name but a few

### The Property

The subject premises comprises a two storey commercial unit within a terraced building of traditional brick construction. Internally, the premises benefits from concrete flooring with part laminate and part carpeted floor coverings throughout, a suspended ceiling incorporated recessed fluorescent strip lighting, hardwired fire alarm system and WC provision. Externally, the property benefits from a double glazed PVCu framed frontage with the added security of electric roller shutters.

### Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Areas:

Ground Floor: 110.8 sq.m. (1,193 sq.ft.).

First Floor: 96 sq.m (1,023 sq.ft)

### Tenure

The premises are available to let by way of a Full Repairing and Insuring Lease for a term to be agreed.

### EPC

The property has an Energy Performance Rating of C69. Full report available upon request.

### Rates

We understand through internet enquiries that the property has a rateable value of £10,000. Interested parties should make their own enquiry of Wirral Council's Rating Department or [www.voa.gov.uk/businessrates](http://www.voa.gov.uk/businessrates).

### Rent

**£15,000 per annum.**

### Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson ([tom.pearson@skrealestate.co.uk](mailto:tom.pearson@skrealestate.co.uk))

