

To Let

Self-Contained First Floor Offices

Wirral

182/188 Hoylake Road
Moreton
CH46 8TH

1,385 sq ft (128.6 sq m)

**Situated in Moreton Town Centre
Prominent location fronting Hoylake Road**

The offices are situated at first floor level, above an existing showroom with the benefit of a self-contained access at ground floor level.

Internally they comprise of a general office area plus a series of individual private offices and staff amenity accommodation.

The accommodation will be refurbished to incorporate the following:-

- Complete internal re-decoration
- Cleaning/renewal of the existing floor finishing
- Installation of new heating



Wirral

182/188 Hoylake Road, Moreton, CH46 8TH

Location

The property is situated on the northerly side of Hoylake Road (A553) in Moreton Town Centre. Hoylake Road is the main arterial route serving the area and connects with Junction 2 of the M53, approximately 1 mile to the south east of the property.

Moreton benefits from excellent public transport connections via Merseyrail at Moreton Station and frequent bus services serving the immediate area.

Tenure

Leasehold

Availability

First Floor Offices 1,385 sq ft (128.6 sq m)

Rental

£10,000 per annum, subject to refurbishment prior to new lease.

Business Rates

RV First Floor Offices - £10,500

Rates payable	2020/2021	£5,239.50	£436.63/month
	2021/2022	£5,323.50	£443.63/month

(estimated payable figure as multiplier for next year is agreed in November)

EPC

EPC Rating: C 67

Legal Costs

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of but may be liable to VAT



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