

# FROBISHERS

TO LET



## VACANT RETAIL UNIT, HOYLAKE

- Vacant retail unit
- More space available
- Approximately 750 sq ft
- Modern premises
- Each unit self-contained
- Arterial route location



**114-118 Market Street**  
Wirral, CH47 3BE

Annual Rental of  
**£8,000**

## Location

Hoylelake is an affluent seaside town in Merseyside, a few miles to the west of Liverpool. It is located on the western corner of the Wirral Peninsula, where the estuary of the River Dee meets the Irish Sea. The property is located in a good residential area upon the main commercial street of Hoylelake, connecting Moreton with West Kirby and Heswall. There are a number of multiple retailers in the area including Sainsbury's, Subway, Bargain Booze, Co-Op and Dominos.

## Accommodation

The retail unit has three entrance doors to Market Street (A553) and each of the units comprises a retail space with solid floors, painted walls and painted ceiling, with kitchen/office and W.C. facilities to the rear. The unit is currently open plan but would be compartmentalised if an occupier was only interested in one individual unit.

## Measurements

Element	Area (m2)	Area (ft2)
114 Retail	75.39	811
116 Retail	47.26	509
116 Office	12.78	17
116 Kitchen	1.62	138
116 W.C.	N/A	N/A
118 Retail	38.80	418
118 Rear Retail	29.72	320

## Rates

Enquiries should be made with Wirral Borough Council to confirm information in relation to business rates.

## Tenure

Leasehold.

The landlord will be pleased to discuss the terms of a new lease with prospective applicants.

## Price

£8,000 per annum excl.

## Viewings

For further information or to arrange a viewing of the premises, please contact:-

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