

Prominent location fronting Hoylake Road (A553)

Unit of 3,665 Sq.ft (340.5 Sq.m) on a site area of 0.18 Ac (0.07 Ha)



83 Hoylake Road, Birkenhead

The property is available for immediate occupation and can be used for a variety of uses (subject to planning).

The property benefits from the following:

- Potential development site
- Prominent and established location
- Fully fitted trade counter
- 2 roller shutter doors
- Eaves height of 4.5m
- Large office content
- 8 allocated car parking spaces
- External storage areas





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Location

The property is located on Hoylake Road (A553), which converges onto Junction 2 of the M53 0.7 miles (1.1 Km) to the west of the property. The M53 provides direct access to Ellesmere Port and the M56.

Moreton Train Station is located 800 metres to the north of the property.

Description

The property comprises a detached steel portal frame unit with trade counter and reception areas on the ground floor with first floor offices.

The property benefits from the following:

- Potential development site
- Sodium lighting internally
- 2 roller shutter doors
- Eaves height of 4.59m
- Large office content
- 8 allocated car parking spaces
- External storage areas



EPC

The property has an Energy Performance asset rating of D81.

Accommodation

We have measured the premises in accordance with the RICS Property Measurement, 2nd Edition (Jan 2018), as follows:

	SQ.M	SQ.FT
GF Reception / Office	34.5	371.4
GF Kitchen /WC	18.5	198.7
First Floor Office	43.3	465.9
Warehouse	244.3	2,629.7
Total GIA	340.5	3,665.7

Terms

The freehold title is available for sale.

Price – upon application.

Rateable Value

We understand that the property is entered into the 2017 Valuation List as follows:

Vehicle repair workshop and premises – Rateable Value of £16,500 per annum.

Viewing

By appointment through sole agents, Gerald Eve LLP.

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