



HIGH STREET PROPERTY / CLASS E
373-375 Hoylake Road, Moreton CH46 0RW



Price: £150,000

Ground Floor Area

1,346 Sq ft / 125 Sq M

Viewing Strictly through the sole selling agent.

Barker Proudlove

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**FREEHOLD FOR SALE WITH VACANT
POSSESSION - GROUND FLOOR SHOP PLUS
FIRST FLOOR**

Date Prepared:

March 2022

Subject to Contract

Location:

The subject premises are located fronting Hoylake Road in Moreton, which is surrounded by a large residential area. There is parking at the front and a large yard to the rear. Access to the first floor has been removed. There is potential to reinstate the first floor as a flat.

Proposal:

Guide Price: £150,000

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,346	125
First Floor - not accessible		

Tenure:

Freehold with vacant possession

Business Rates:

The premises currently has a rateable value of £3,850. For further details and to verify this figure, visit Gov.uk or contact the business rates department at the local authority.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

We have been advised by our client that the property is exempt from VAT.

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