

3-4 The Quadrant
Hoylake
Wirral Merseyside CH47 4DR



For Sale

Freehold Office Investment Let to Jackson Lees

4,000 sq ft
plus 6 Car spaces



LOCATION

The Quadrant is the focal point of Hoylake Town Centre. The highly prominent building is just a short wedge from Hoylake Train Station.

LEASE DETAILS

The property is let in its entirety to Jackson Lees Group Ltd who have a full repairing and insuring lease which runs to 3 December 2028. The tenant has break clause on the 5th and 8th Anniversary of the lease. The next break date is 4 December 2023.

The rent payable is currently £50,000 per annum. There is a rent review on the 4 December 2023.

DESCRIPTION

The property comprises a mid terraced office building constructed and fitted out to the highest possible standard. The property is laid out over 3 floors and has the benefit of a private car park for six cars to the rear of the property.

EPC

The building has a C Rating of 58

PROPOSAL

My client is seeking offers over £750,000 for the freehold interest in the property subject to and with the benefit of the existing lease to Jackson Lees Group.

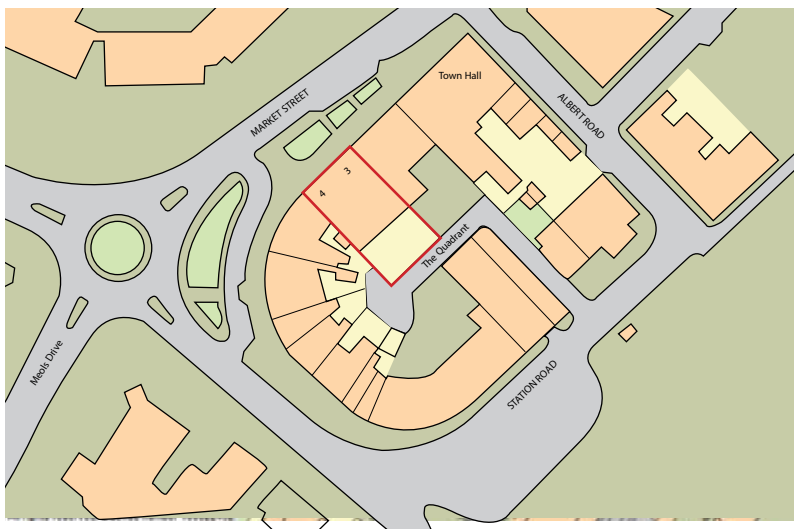
FURTHER INFORMATION

Contact Roy Backhouse

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ACCOMMODATION

The approximate net internal areas are as follows:-

Description	Size (sq ft)	Tenure
Ground Floor	2,250 sq ft	205 sq m
First Floor	980 sq ft	90 sq m
Second Floor	770 sq ft	72 sq m

TENURE

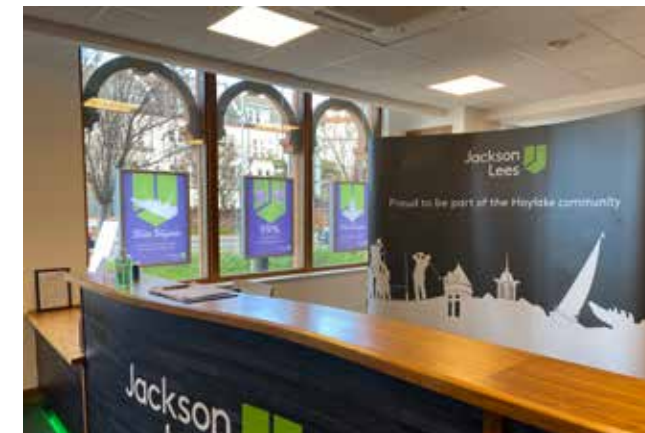
Freehold.

VAT

VAT may payable on the purchase price.

LEGAL COSTS

Each party to pay their own legal costs.



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