

for sale

Commercial Investment

192 194 Hoylake Road, Moreton, CH46 8TP

Detached commercial building

Established tenants



- Adjacent to Tesco Express
- Moreton Cross Location
- Multi Let Investment
- Retail & Office
- Formal Leases
- Established Businesses
- Great Yield

For further information
or to arrange a viewing
contact Roy Backhouse

0151 541 2200

www.roybackhouse.com

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INCOME
£10,000 pa exclusive or

PRICE
£125,000

**For viewing and further information
please contact Roy Backhouse:**

Roy Backhouse Ltd
Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN
e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



LOCATION

The property is located on Moreton Cross, a very busy shopping junction right in the heart of the town Centre.

DESCRIPTION

The property comprises a detached building which has been subdivided to accommodate two individual tenants, a barber Shop and a financial services office.

TENANCIES

The Financial Management Centre UK Limited occupy the main part of the building on a 5 year lease from April 2022 at a rent of £6,500 per annum.

The Little Barbers occupies the remainder of the space on an annual licence at a rent of £3,500 per annum

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

192 Hoylake Rd	50 sq m	540 sq ft
194 Hoylake Rd	25 sq m	270 sq ft
Total Area	75 sq m	810 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT may be payable on the purchase price.

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