

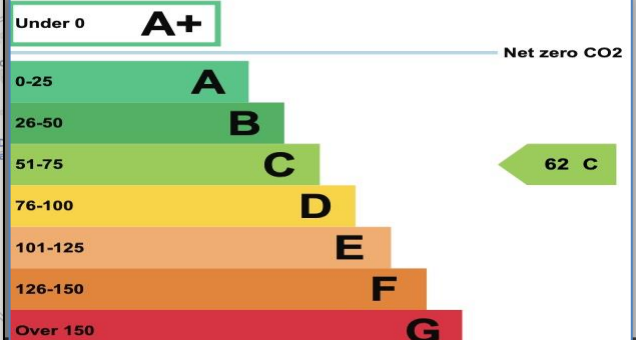
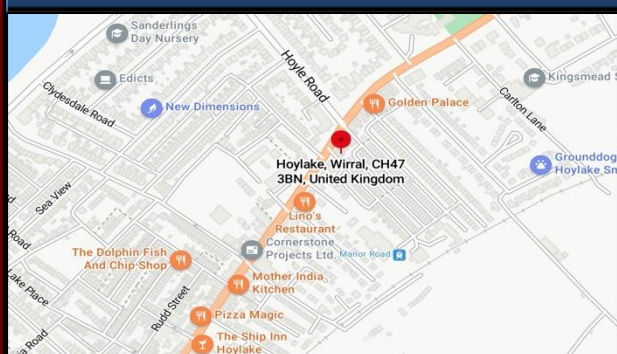
FROBISHERS

INVESTMENT PROPERTY



HOYLAKE, WIRRAL

- Main Road Double Fronted Unit
- Good residential area
- Current Income of £9,000 p.a.
- 5 Year lease from 2021
- 59.72 m² (643 ft²)
- 3 Yearly Rent Reviews



12 Birkenhead Road
Hoylake, Wirral, CH47 3BN

Offers in excess of:-
£115,000

Location

The property is situated on Birkenhead Road (A553), in the town of Hoylake, the home of the Open Golf Championship, on the Wirral peninsula. Hoylake is a densely populated area, primarily comprising a combination of residential accommodation and commercial retail units, in addition to other local amenities. Birkenhead Road is the arterial road connecting West Kirby with Hoylake, Meols, Moreton and Birkenhead.

Description

The subject property is a three storey, mixed use terraced building of brick construction. It briefly comprises a retail/sales area, followed by kitchenette, private office/treatment room, storage, and W.C. facilities.

The upper floors contain a maisonette apartment which has previously been let on a 999 year lease.

Use

The current occupier trades as Hoylake Nails and provides various treatments of this type.

Tenure & Asking Price

Freehold. Our client is looking for offers over £115,000 for their freehold interest which represents a gross yield of 7.93%.

Each party to be responsible for their own legal costs.

Measurements

Element	Size (m ²)	Size (ft ²)
Retail space	45.02	485
Office	5.76	62
Kitchenette	2.56	28
Storage & W.C.	6.38	69
Total	59.72	643

Tenancy Information

5 year, internally repairing and insuring (IRI) lease from October 2021 at £9,000 per annum.

There are no options to break and a rent review upon the 3rd anniversary of the term.

You will need to arrange for any leases to be reviewed by your legal representatives.

Viewings

To arrange a viewing of the premises please contact:

Mr Phil Jacob MRICS

T: 0151 601 9394

E: philjacob@frobishersuk.com

2a Alderley Road, Hoylake, Wirral, CH47 2AX – Tel: 0151 601 9394

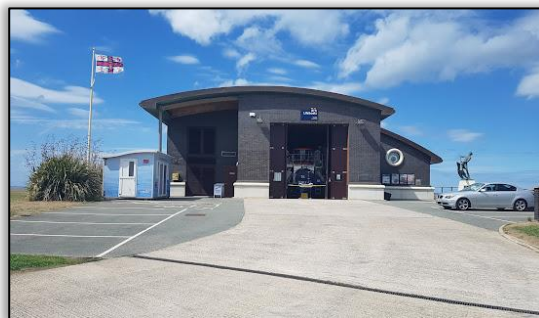
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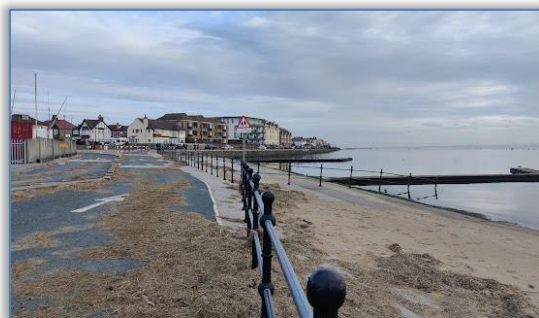
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Royal Liverpool Golf Club



Hoylake Lifeboat Station



Hoylake Coastline