

**fisher
german**

208 Hoylake Road

Leasehold | Retail

Moreton, Wirral, CH46 6AD

863 Sq Ft (80.18 Sq M)



Location

The property is situated on a retail parade in an established retail and residential location in Moreton, Wirral. The property sits within 5 miles east of both Liverpool and Birkenhead.

The retail parade primarily serves surrounding residential estates and the benefits from some level of passing trade due to the property's situation fronting Hoylake Road, the primary route connecting the north towns in the Wirral including Hoylake, Meols, and West Kirby.

Nearby amenities and services include several schools and colleges, a number of retail operators and convenience stores and an established industrial estate, all within a 1 mile radius. The area benefits from a good public transport network with a number of bus services, along with a train station less than half a mile north of the property.

Address: 208 Hoylake Road, Moreton, Wirral, CH46 6AD

What3words: [///toxic.acute.forest](#)

Locations

Birkenhead: 4.8 miles

Liverpool: 8.6 miles

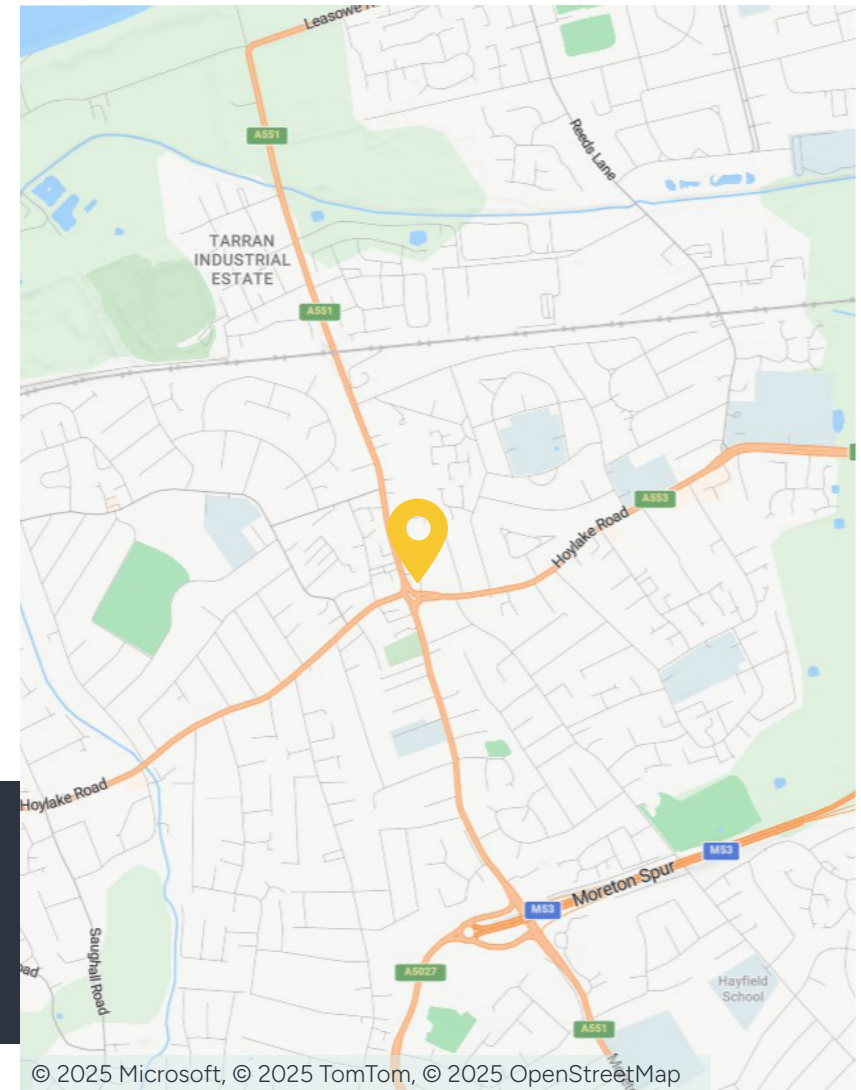
Chester: 22.4 miles

Nearest station

Moreton Railway Station: 0.5 mile

Nearest airport

Liverpool John Lennon Airport: 18 miles





Amenities



Car Parking



Open Plan



Refurbished



Roadside
Location

Description

The property comprises a ground floor retail unit sitting within a two storey Tudor style building. The unit provides open plan sales accommodation with prominent frontage onto Hoylake Road. To the rear, there is ancillary storage space. The property benefits from shared external parking facilities at both the front and rear of the building.

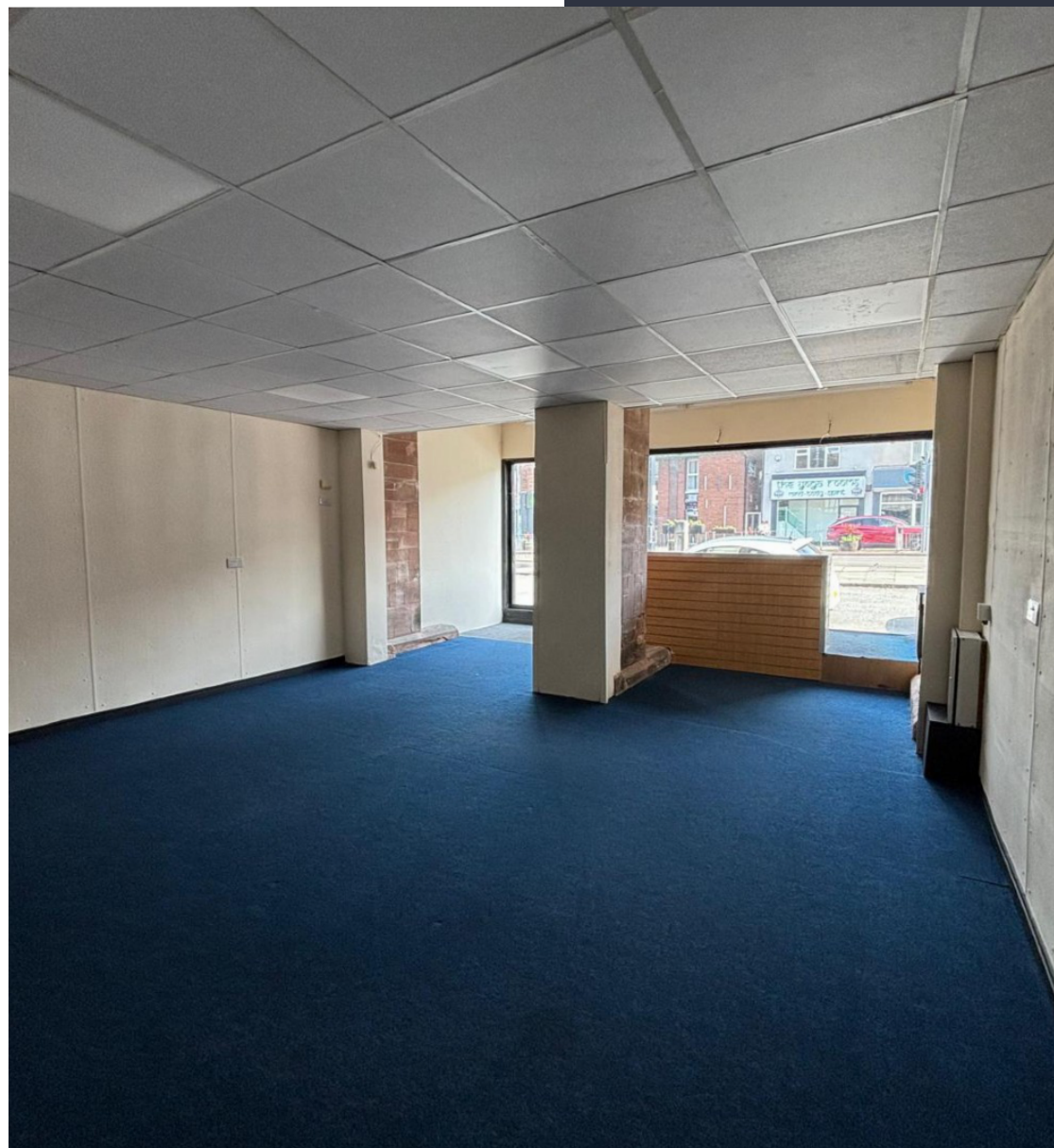
The unit has been refurbished to a good condition, featuring painted plaster walls, suspended ceilings, and a mixture of carpet and tiled flooring throughout.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Property	Sq Ft	Sq M
208 Hoylake Road	863	80.18



Further information

Rent

£12,000 per annum.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

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

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is C (66).

Service Charge

A service charge is payable in respect of the upkeep of the common parts and is currently set at circa £1.00 per sq ft.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated May 2025.



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