



## 87 Hoylake Road, Birkenhead, CH41 7BU

### £850



We are pleased to present a fantastic opportunity to let a commercial unit located on Hoylake Road in Moreton. This versatile space is ideal for a variety of business ventures, offering a main shop floor area that provides ample room for display and customer interaction.

The unit is equipped with essential facilities, including a convenient WC and a kitchen area, making it suitable for both retail and service-oriented businesses. The front aspect features a secure shutter, ensuring safety and peace of mind for your operations.

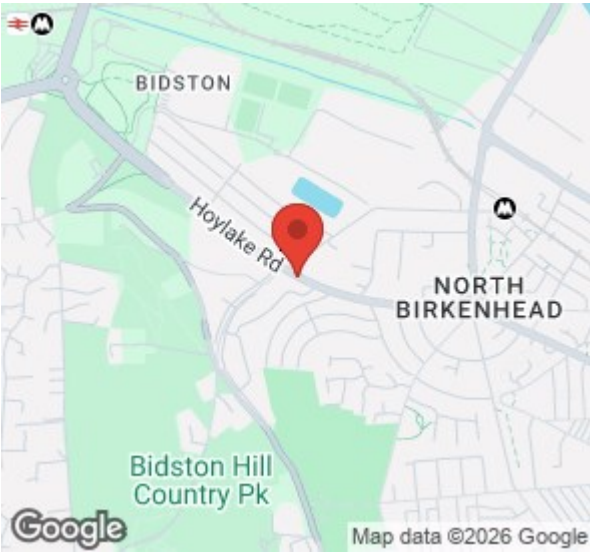
Situated in a prominent location, this commercial unit benefits from good visibility and foot traffic, making it an excellent choice for entrepreneurs looking to establish or expand their business in a thriving community.


Do not miss the chance to secure this well-appointed commercial space in Moreton. Contact us today to arrange a viewing and explore the potential this property has to offer.

- Commercial Unit
- Mani Shop Area
- Kitchen
- WC
- Double Glazing
- Gas Central Heating
- Roller Shutter
- Sought After Location
- EPC Rating TBC

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) A                                 |         |   |
| (81-91) B                                   |         |   |
| (69-80) C                                   |         |   |
| (55-68) D                                   |         |   |
| (39-54) E                                   |         |   |
| (21-38) F                                   |         |   |
| (1-20) G                                    |         |   |
| Not energy efficient - higher running costs |         |   |
| England & Wales                             |         | EU Directive 2002/91/EC  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.