



27 Grove Road

Hoylake, Wirral, CH47 2DS

Freehold £280,000

- Seaside town of Hoylake
- Prominent location
- Convenience store
- 3 bedroom residential accommodation
- High levels of passing trade
- Investment opportunity

Ref: 90979

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LOCATION

Hoylelake is a seaside town located on the northwest corner of the Wirral Peninsula. The closest sizeable towns are Liverpool and Chester, 12 and 20 miles distant respectively. Hoylelake offers a large range of restaurants and cafés and is also home to the Royal Liverpool Golf Club. The M53 provides access to Chester and North Wales, and the Kingsway provides access to Liverpool and Preston. Hoylelake and Manor Road train stations, which run on Mersey Rail, are within a one mile radius of the property. Buses run through the town regularly and Liverpool's John Lennon Airport is located approximately 20 miles east.

27 Grove Road is a mid-terraced property in a predominantly residential area and is of brick construction under a tiled roof. The property, which must be viewed to be appreciated, is briefly described as follows:-



TRADE AREAS

From the Grove Road entrance is the ground floor commercial unit with open TRADE AREA benefitting from serving counter, loose and fitted shelving, free standing and fitted refrigeration units and air conditioning. To the rear is additional storage and a COOLER ROOM.

OWNERS ACCOMMODATION

To the rear of the building is a private entrance to the residential accommodation. This comprises entrance hall with laminate floor. Stairs leading to first floor with carpeted LOUNGE AREA benefitting from a fireplace. The first floor also includes a DOUBLE BEDROOM, BATHROOM AND KITCHEN. To the second floor is a MASTER BEDROOM and SINGLE BEDROOM.

EXTERNAL

To the front of the property is a small concrete yard area.

THE BUSINESS

Our clients advise us that the business is let on a 15 year lease, commencing in 2016. The business generates an income of £650pcm. The residential unit generates a rent of £750pcm with scope to increase. The current tenants have been in situ for 12 months and wish to reside at the property long term.



TENURE & PRICE

£280,000 for the **FREEHOLD INVESTMENT.**

No direct approach to be made to the business; please direct all communications through Sidney Phillips.
Viewing strictly by appointment only.

LICENCE

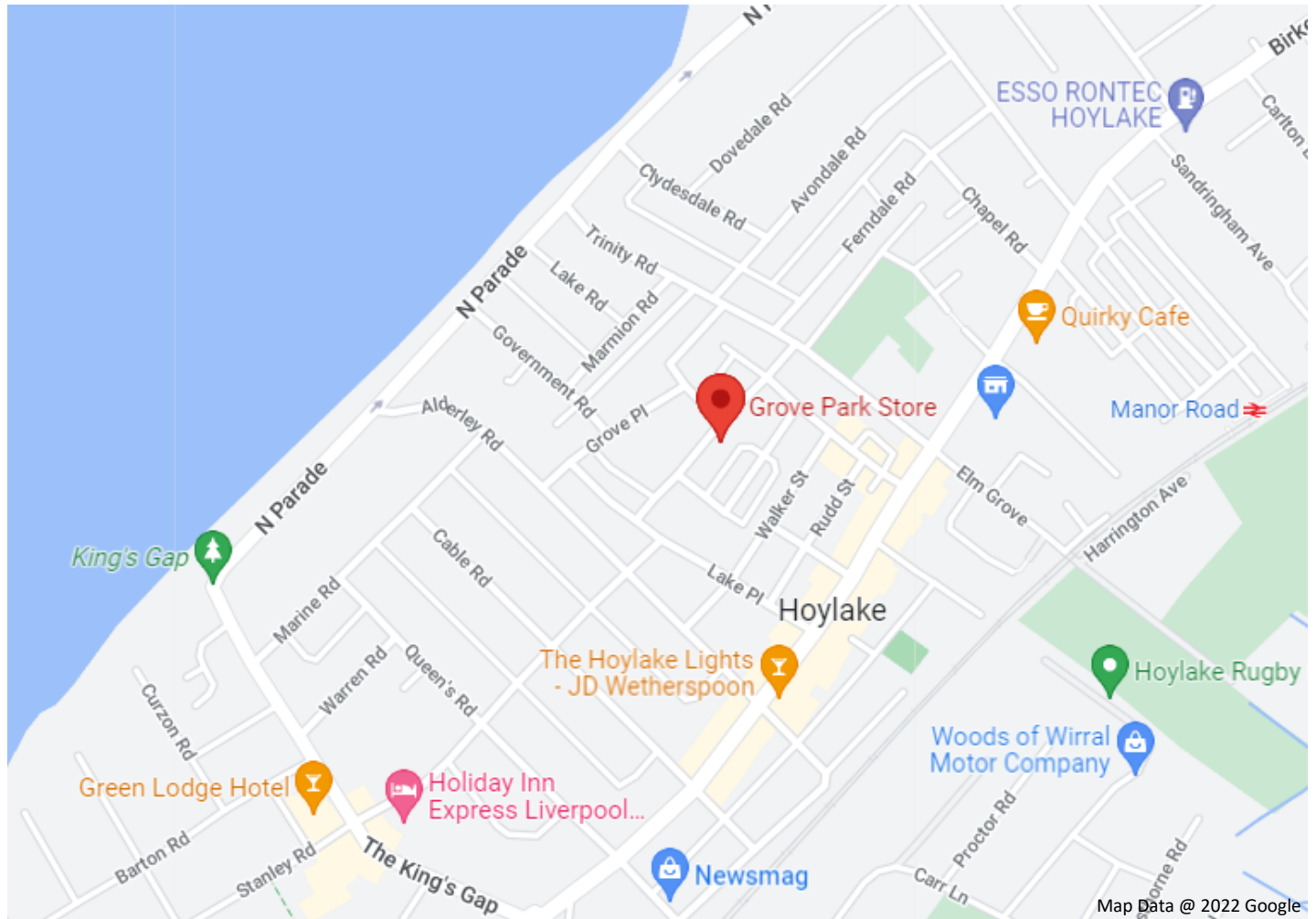
A full Premises Licence is held.

SERVICES

Mains water, electricity, gas and drainage.

Rateable Value: £3,050

CCTV system and full alarm system.



More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

70

This is how energy efficient the building is.

BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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