to let

Public House & Living Accommodation

574 m² (6,177 ft²)

The Bidston Hotel
50-52 Hoylake Road
Birkenhead
CH41 7BY

- Community Led Drinking Establishment
- Densely Populated Area
- Substantial Premises
- Corner Position
- Ready for Trade

MORGANWILLIAMS.com

01925 414909

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Location

The property is located on the corner of Hoylake Road and Challis Street. Hoylake Road is the main A553 that links the M53 and Birkenhead.

The property is situated in a densely populated residential area.

Description

Morgan Williams have been appointed to market this established public house and living accommodation by way of a new lease for a flexible term.

Internally the property comprises varying sized rooms throughout, within this substantial corner building.

The property is currently trading and fitted out ready for immediate occupation.

To the rear is an enclosed yard/external storage area.

The property is constructed of feature brickwork elevations under original pitched and slated roof slopes. There are plenty of window openings affording high levels of natural light throughout, together with 3 no. welcoming entrance doors to the front and side elevations.

Accommodation

Approximate Gross Internal Area

Ground	292 m²	3,142 ft²
First	182 m²	1,959 ft²
Basement	100 m²	**1,076** ft²
Total	**574 M²**	**6,177 ft²**

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £5,100.
Rates Payable 2022/23: £2,545.

Tenants who qualify will be able to claim Small Business Rate Relief, meaning they will have a £zero rates bill.

The upper floors maybe subject to Council Tax as appropriate.

Lease Term

The property is available for a flexible lease term on a tenants full repairing and insuring basis with periodic upward only rent reviews.

Rental

£25,000 per annum.

VAT

We are advised that VAT is not currently applicable to the rental price quoted above.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC - Available on Request

E&OE
1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

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Date/Address