



TO LET – RETAIL UNIT

Hooton Station

CH66 7NL



Location:

Hooton station is located to the west of the village, adjacent to the B5133. The station is situated on the southern spur of the Wirral Line - approximately 30 minutes travel time from Liverpool Central and 15 minutes from Chester. There is a large surface car park making this a popular park & ride commuter station.

*The figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 629,702 for 2022/23.

Description:

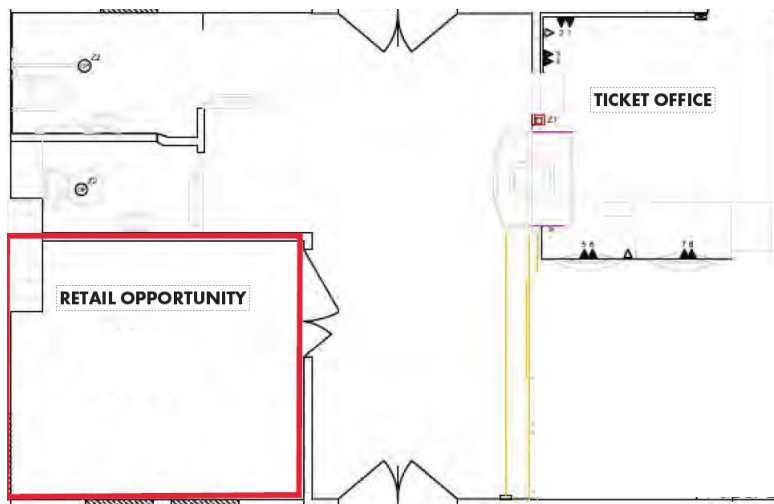
A new retail opportunity is available at Hooton station in a prominent internal location opposite the ticket office. The unit would be perfectly suited to a Grab & Go Coffee offer.

629,702
Annual Footfall*

For further detail about this opportunity please contact enquiries@advanceventures.co.uk



* Footfall figures from the Office of Rail & Road for 2022/23



Property:

Small retail opportunity in the main station building, opposite the ticket office. The unit is accessible from the main entrance to the station and the adjoining platform.

Unit Size:

Retail Unit: 10 sq.m. 108 sq.ft.

Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

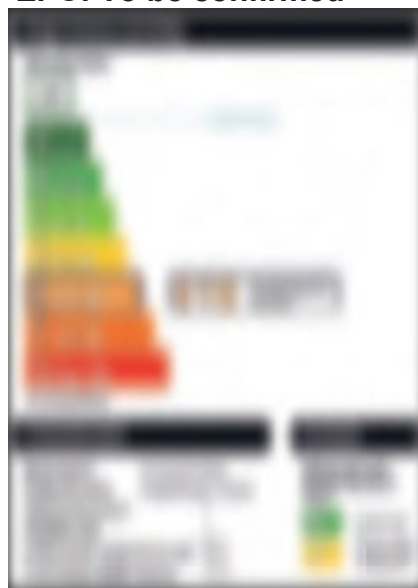
Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.

EPC: To be confirmed



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