

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Retail

13 The Rake Precinct, Bromborough CH62 7AD

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### Description

A two-storey lock-up shop unit having a net lettable floor area of 94.48 sq.m (1017 sq.ft). There is on site parking and a service area to the rear.

### Location

The property is located within Bromborough Rake Precinct. Other traders represented include Boots Chemist, Thomas Cook and Regis Hairdressers. The property would be suitable for a variety of uses subject to planning.

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## Rental Price

£9,500 p.a

## Accommodation

Sales Area	59m <sup>2</sup>	640ft <sup>2</sup>
First Floor Storage	35m <sup>2</sup>	377ft <sup>2</sup>

W.C facilities

## Tenure

The premises are available by way of a new Full Repairing and Insuring lease, the length of which is negotiable.

## Rating Assessment

Rateable Value	£6,500
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## Legal Costs

The ingoing tenants to be responsible for our clients reasonable legal costs incurred in the preparation of the Lease and Counterpart

## VAT Statement

All prices and rents quoted are exclusive of vat

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Strictly by appointment



## Tom Carew

Commercial Agency

E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)

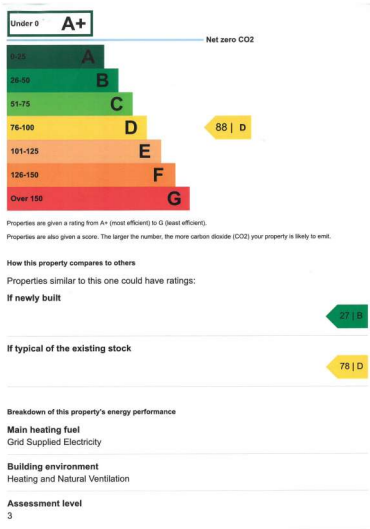
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