

Smith AND SONS

PROPERTY CONSULTANTS

Retail

4 The Rake Precinct, Bromborough CH62 7AD



Description

The property comprises a ground and first floor shop unit extending to 80.41 m² (894 ft²). The shop benefits from external electric roller shutters.

Location

The premises are situated in Bromborough Town Centre within a busy local shopping precinct. The precinct itself has many national and local traders including Hayes Travel, and Regis hairdressers. In addition it benefits from good pedestrian flow and there is a large free car park to the rear of the property

0151 647 9272

<https://www.smithandsons.net/>

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Rental Price

£8,500 per annum

Accommodation

Sales Area	33.56m ²	391ft ²
Rear Sales	19.12m ²	205ft ²
First Floor	27.73m ²	298ft ²

W.C facilities

Legal Costs

The ingoing tenant will be responsible for the landlords legal costs incurred in the preparation of the legal documentation.

VAT Statement

All prices and rentals quoted are exclusive but may be liable for VAT

Tenure

The unit is available by way of an new FR & I lease the length of which is negotiable

Rating Assessment

Rateable Value	£6,300
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Strictly by appointment with sole agent, contact;



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