

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Retail

1 Allport Lane, Bromborough CH62 7HH

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### Description

The property comprises a ground and first floor lock up shop unit extending to 27.57 m<sup>2</sup> (297 ft<sup>2</sup>). The shop benefits from electric roller shutters.

### Location

The premises are situated in Bromborough Town Centre set back from a busy and well established shopping centre. The town has many national and local traders including restaurants and bars. The premises are within easy reach of principal transport links including bus and train stations and M53 Motorway.

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## Rental Price

£4,800 per annum

## Accommodation

Sales Area	13m <sup>2</sup>	145ft <sup>2</sup>
First Floor	14m <sup>2</sup>	152ft <sup>2</sup>

## Legal Costs

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

## VAT Statement

All price and rents quoted are exclusive of VAT

## Tenure

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

## Rating Assessment

Ratable Value	£3,150
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Strictly by arrangement with agents. Contact :



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