

Smith

AND SONS

PROPERTY CONSULTANTS

Retail

35 Allport Lane, Bromborough CH62 7HH



Description

The property comprises a lock up shop unit extending to 83 sq.m. (890 sq.ft.) and would be suitable for a variety of uses subject to planning and benefits from an electric roller shutter. The property is currently fitted out as an events shop/venue.

Location

Self contained commercial unit situated in the heart of Bromborough Village opposite the Coop Supermarket. The village has a good mix of national and local retailers and benefits from a large car park close by.

0151 647 9272

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

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Rental Price

£15,000 per annum

Accommodation

Retail Area	83m ²	890ft ²
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w.c. and kitchen facilities

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of VAT

Tenure

The property is available by way of a new full repairing and insuring lease the length of which is negotiable.

Rating Assessment

Rateable Value	£6,700
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Strictly by arrangement with Agents. Contact :



Jamie Robertson

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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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2901022_09/09 Energy performance certificate (EPC) - Full an energy certificate - GOV.UK

Energy performance certificate (EPC)

Supplier 2901022_09/09 09/09/2022	Energy rating C	Valid until 27 June 2026
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Certificate number: 9416-2026-6464-0000-0001

Property type: A1/A2 Retail and Financial/Professional services

Total floor area: 111 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

- If newly built: **71 B**
- If typical of the existing stock: **73 D**

Properties are given a rating from A+ (most efficient) to G (least efficient).

https://www.energy-certificates.service.gov.uk/energy-certificates/9416-2026-6464-0000-0001/summary

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

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