

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Retail

29 Allport Lane, Bromborough CH62 7HH

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### Description

The property comprises a two story retail unit with the ground floor retail area measuring at 112.6 sq.m (1211.5 sq.ft) and the first floor at 37.03 sq.m (398.5 sq.ft). The property benefits from a car park to the rear, W.C and kitchen facilities. The property was previously used as an estate agents however could be used for a variety of purposes subject to the correct planning.

### Location

The property is located in Bromborough Village in close proximity to a large public car park and is part of a busy high street with a mix of local and national retailers including Pound Stretcher, Nationwide and Coop.

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## Rental Price

£17,500 per annum

## Tenure

The property is available by way of assignment of an existing lease which ends in July 2026.

## Accommodation

Ground Floor	112.6m <sup>2</sup>	1211.5ft <sup>2</sup>
First Floor	37.03m <sup>2</sup>	398.5ft <sup>2</sup>

## Rating Assessment

Ratable Value	£13,250
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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 included are exclusive of VAT

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Strictly by appointment with sole agent



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