

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Retail

1 The Rake Precinct, Bromborough CH62 7AD



### Description

The property comprises a ground and first floor unit which previously traded as a kitchen showroom. The ground floor has a net internal area of 1009 Sq.Ft (93.81 Sq.m) whilst the first floor measures at 927.51 Sq.Ft (86.2 Sq.m). The property has been fitted with roller shutters, and benefits from a large public car park nearby.

### 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 public car park nearby.

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## Rental Price

£14,000 p.a

## Tenure

By way of a brand new FRI lease, the length of which is negotiable.

## Accommodation

Ground Floor	93.81m <sup>2</sup>	1009ft <sup>2</sup>
First Floor	86.2m <sup>2</sup>	927.51ft <sup>2</sup>

W.C + Kitchen Facilities

## Rating Assessment

Ratable Value 2025	£11,000
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## Legal Costs

Each party to be responsible for their own legal costs.

## VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT.

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Strictly by appointment with sole agent, contact:



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