

# Smith AND SONS

PROPERTY CONSULTANTS

Investment, Retail

22 Allport Lane, Bromborough CH62 7HP



## Description

The property comprises a ground-floor retail unit leased to Countrywide Estate Agents on effective FRI terms at a rental of £8,750 per annum, expiring May 2028. To the first floor is a one-bedroom flat currently let on an AST at a rental of £600 PCM, with the total building currently generating an annual income of £15,950.

## 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 retails. It is a short distance from the main A41 and the Croft Retail Park.

0151 647 9272

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## Sale Price

£225,000

## Tenure

Freehold

## Accommodation

Ground Floor	78.72m <sup>2</sup>	847ft <sup>2</sup>
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W.C and Kitchen Facilities in Ground Floor retail. One bedroom flat benefiting from a separate living room and kitchen areas.

## Rating Assessment

Rateable Value 2026	£12,250
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## Other Info

Details prepared March 2026

## Legal Costs

Each party responsible for their own legal costs incurred

## VAT Statement

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

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Strictly by appointment with sole agents, please contact;



**Jamie Robertson**

E: [jxr@smithandsons.net](mailto:jxr@smithandsons.net)

T: 0151 647 9272

0151 647 9272

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

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