

# Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

First Floor Premises, 146a Allport Road, Bromborough CH62 6BB



## Description

The property consists of first floor office/retail space which extends to 58.26 Sq.M (626.88 Sq.Ft). The premises benefits from double glazed UPVC windows throughout, and a large open plan layout. The property has previously been used as a florists and a barbers, however could be used for a variety of purposes subject to the correct planning.

## Location

The property is situated on Allport Road, in Bromborough, a short distance from Bromborough rail station and in close proximity to the M53 motorway.

0151 647 9272

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

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## Rental Price

£7,200 per annum

## Tenure

By way of a brand new effective FR+I lease, the length of which is negotiable.

## Accommodation

Office 1	49.36m <sup>2</sup>	531.11ft <sup>2</sup>
Office 2	6.38m <sup>2</sup>	68.65ft <sup>2</sup>
Kitchen	2.52m <sup>2</sup>	27.12ft <sup>2</sup>

## Rating Assessment

Ratable Value 2025	£4,900
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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 to be taken as exclusive of VAT

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Strictly by appointment with sole agent, please contact;



**Jamie Robertson**

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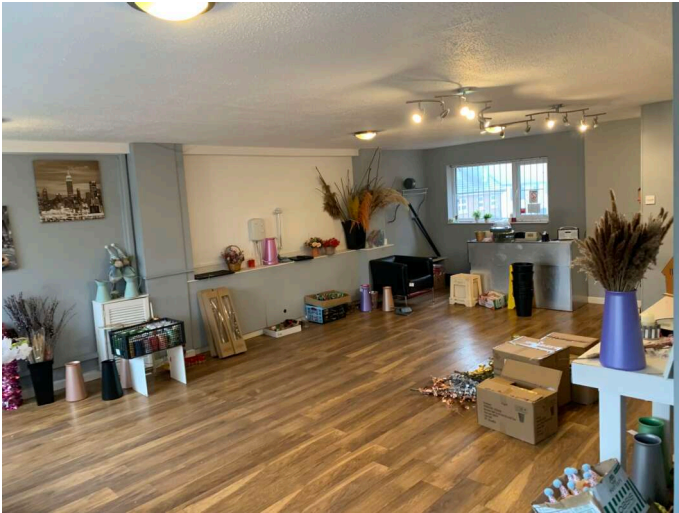
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