

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Office, Retail

26 Bromborough Village Road, Bromborough CH62 7ES

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### Description

The property has been trading as hairdressing salon for a number of years, however could be used for a variety of uses subject to obtaining the necessary consents. The building is arranged over two floors, with the ground floor having a net lettable area of 41.98 Sq.m (451.7 Sq.Ft) and the first floor 45.26 Sq.m (487 Sq.Ft). The property benefits from a rear garden and off street parking to the front

### Location

The property is located on Bromborough Village Road, Bromborough which benefits from a good amount of passing traffic. The property is well served by transport links in the form of being on many major bus routes, and being a short distance away from the M53 Motorway.

0151 647 9272

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## Rental Price

£11,000 per annum

## Tenure

By way of a new FRI lease, for a minimum term of 5 years.

## Accommodation

Ground Floor	41.98m <sup>2</sup>	451.7ft <sup>2</sup>
First Floor	45.26m <sup>2</sup>	487ft <sup>2</sup>

W.C + Kitchen Facilities

## Rating Assessment

Ratable Value (2026)	£11,750
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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;



**Jamie Robertson**

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