

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

232 Rake Lane, New Brighton CH45 1JR



Description

The property comprises a substantial ground floor retail unit which measures at 155.4 Sq.m (1672.1 Sq.Ft) with storage/office facilities on 1st and 2nd Floors measuring to a total of 27.7 Sq.m (298 Sq.Ft). The premises was previously used as a DIY store however could be used for a range of purposes subject to the necessary consents.

Location

The property is located within a diverse parade of shops in a predominantly residential area, with local amenities and public parks.

0151 647 9272

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

232 Rake Lane, New Brighton CH45 1JR

Rental Price

£12,000 per annum

Tenure

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

Accommodation

Ground Floor	155.4m ²	1672.1ft ²
First + Second Floors	27.7m ²	298ft ²

Rating Assessment

Ratable Value 2025	TBC
--------------------	-----

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 exclusive pf VAT

Strictly by appointment with sole agent



Jamie Robertson

E: jxr@smithandsons.net

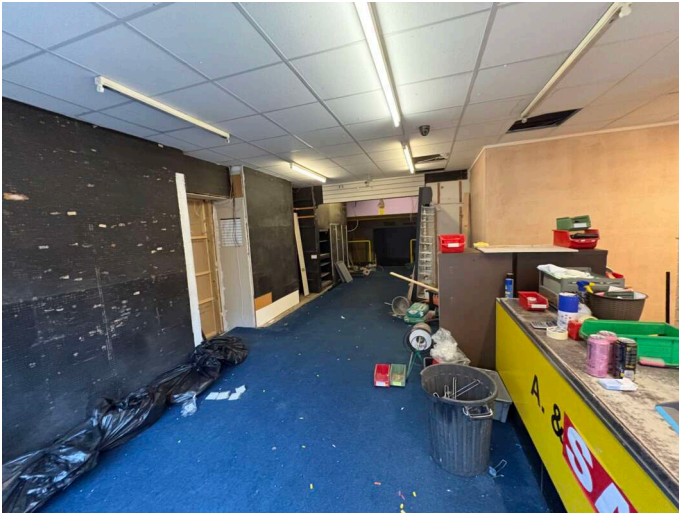
T: 0151 647 9272

0151 647 9272

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

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

232 Rake Lane, New Brighton CH45 1JR



0151 647 9272

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

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.