

# Smith AND SONS

PROPERTY CONSULTANTS

Investment, Office, Retail

1 The Rake, Bromborough CH62 7AE



## Description

The property comprises a ground floor retail unit let out on a 3 year lease from 1/1/2025 at a rental of £15,000 per annum, currently trading as a physiotherapists. The property has a net lettable area of 831 Sq.Ft (77.3 Sq.m) and is offered at an attractive initial yield of 11.5%.

## Location

The property is located in Bromborough Village, in close proximity to a large public car park, on the corner of The Rake and Allport Lane. The surrounding area benefits from a strong mix of national and well-established local retailers, including Co-op, Poundstretcher, and Sayers.

0151 647 9272

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

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## Sale Price

£130,000

## Tenure

Freehold

## Accommodation

Ground Floor	77.3m <sup>2</sup>	831ft <sup>2</sup>
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W.C and Kitchen Facilities

## Rating Assessment

Rateable Value 2025	TBC
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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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