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.

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Sale Price
£130,000

Tenure
Freehold

Accommodation

Ground Floor	77.3m²	831ft²

W.C and Kitchen Facilities

Rating Assessment

Rateable Value 2025	TBC

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

Strictly by appointment with sole agent, contact;



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