

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Retail

132 Allport Road, Bromborough, CH62 6BB.



Description

The unit comprises a ground floor lock up shop unit extending to 76.73 sq.m (826 sq.ft). The premises lend themselves to a number of alternative uses subject to planning. Also included is a lock up garage to the rear of the premises.

Location

The premises are located on the north side of Allport Road close to its junction with Dawpool Drive, a short distance from Bromborough Merseyrail Station. There is parking on a service road at the front of the property.

0151 647 9272

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Rental Price

£12,000 per annum

Accommodation

Sales Area	44.31m ²	477ft ²
Rear Store	32.42m ²	349ft ²

WC Facilities and Garage

Legal Costs

The ingoing tenant is responsible for the landlords legal costs incurred in the preparation of the new lease.

VAT Statement

All prices and rents quoted are exclusive of vat

Tenure

The premises are available by way of a new effectively Full Repairing and Insuring lease, the length of which is negotiable.

Rating Assessment

2017 Draft Valuation	£8,600
This maybe subject to Small Business Rate Relief	

Strictly by arrangement with the sole agents:



Tom Carew

Commercial Agency

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T: 0151 647 9272

0151 647 9272

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.