

### Retail

29 Allport Lane, Bromborough CH62 7HH

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#### Description

The property comprises a two story retail unit with the ground floor retail area measuring at 112.6 sq.m (1211.5 sq.ft) and the first floor at 37.03 sq.m (398.5 sq.ft). The property benefits from a car park to the rear, W.C and kitchen facilities. The property was previously used as an estate agents however could be used for a variety of purposes subject to the correct planning.

#### Location

The property is located in Bromborough Village in close proximity to a large public car park and is part of a busy high street with a mix of local and national retailers including Pound Stretcher, Nationwide and Coop.

# 29 Allport Lane, Bromborough CH62 7HH

## Rental Price

£17,500 per annum

## Tenure

The property is available by way of assignment of an existing lease which ends in July 2026.

## Accommodation

|              |                     |                       |
|--------------|---------------------|-----------------------|
| Ground Floor | 112.6m <sup>2</sup> | 1211.5ft <sup>2</sup> |
| First Floor  | 37.03m <sup>2</sup> | 398.5ft <sup>2</sup>  |

## Rating Assessment

|               |         |
|---------------|---------|
| Ratable Value | £13,250 |
|---------------|---------|

W.C and Kitchen Facilities

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT Statement

All prices and rents included are exclusive of VAT

Strictly by appointment with sole agent



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