

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Retail

9-11 The Rake Precinct, Bromborough, Wirral CH62 7AD

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### Description

The property is arranged over two stories and is currently fitted out as a bar. The property has a net lettable floor area of 1,591 sq.ft. (147.8 sq.m.) There is also on site parking and service area to the rear.

### Location

Located within Bromborough Rake Precinct, in close proximity to Allport Lane. There is a large free public car park adjacent to the Precinct, with a good footfall through to Allport Lane.

0151 647 9272

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

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## Rental Price

£17,000 per annum

## Accommodation

Ground floor	90.1m <sup>2</sup>	970ft <sup>2</sup>
First floor	57.7m <sup>2</sup>	621ft <sup>2</sup>

w.c. facilities

## Tenure

The premises are available by way of a new full repairing and insuring lease, the length of which is negotiable.

## Rating Assessment

Rateable Value 2026	£13,500
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## Legal Costs

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

## VAT Statement

VAT Applicable.

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Strictly by arrangement with Agents. Contact :



**Jamie Robertson**

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