

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

26 Bromborough Village Road, Bromborough CH62 7ES



Description

The property has been trading as hairdressing salon for a number of years, however could be used for a variety of uses subject to obtaining the necessary consents. The building is arranged over two floors, with the ground floor having a net lettable area of 41.98 Sq.m (451.7 Sq.Ft) and the first floor 45.26 Sq.m (487 Sq.Ft). The property benefits from a rear garden and off street parking to the front.

Location

The property is located on Bromborough Village Road, Bromborough which benefits from a good amount of passing traffic. The property is well served by transport links in the form of being on many major bus routes, and being a short distance away from the M53 Motorway.

0151 647 9272

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

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Rental Price

£11,000 per annum

Tenure

By way of a new FRI lease, for a minimum term of 5 years.

Accommodation

Ground Floor	41.98m ²	451.7ft ²
First Floor	45.26m ²	487ft ²

W.C + Kitchen Facilities

Rating Assessment

Ratable Value 2025	£10,250
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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.

Strictly by appointment with sole agent, contact;



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