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.

# 1 The Rake, Bromborough CH62 7AE

## 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;




Jamie Robertson

E: jxr@smithandsons.net
T: 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.