

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

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**TO LET**

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Retail

148 Plymyard Avenue, Bromborough CH62 8HF

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### Description

Ground floor lock up shop unit extending to 59.64m<sup>2</sup> (642 ft<sup>2</sup>) together with a two bedroom first floor apartment. The shop property benefits from an electric roller shutter and a communal customer car park to the rear. The residential apartment consists of lounge, kitchen with cooker, two bedrooms, bathroom w/c and shower.

### Location

The premises are situated in a well established neighbourhood parade in a popular residential area of Bromborough. Other traders in the parade include McColls Convenience Store and a variety of local traders. Located close by is the Argyle Public House and South Wirral High School.

0151 647 9272

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## Rental Price

£6,000 per annum

## Accommodation

|            |                   |                    |
|------------|-------------------|--------------------|
| Sales Area | 57m <sup>2</sup>  | 613ft <sup>2</sup> |
| Store      | 2.7m <sup>2</sup> | 29ft <sup>2</sup>  |

Two bedroom apartment consisting of lounge, kitchen with cooker, two bedrooms, bathroom w.c. and shower.

## Legal Costs

The ingoing tenant will be 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 full repairing and insuring lease, the length of which is negotiable.

## Rating Assessment

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|--------------------------|--------|
| Rateable Value 2019/2020 | £4,250 |
|--------------------------|--------|

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Strictly by arrangement with agent. Contact :



### Tom Carew

Commercial Agency

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