

**16 ALLPORT LANE
BROMBOROUGH, CH62 7HP**



TO LET

- Shop to let
- Busy retailing location
- Close to the Co-Op
- Car parking at the rear
- Rear service yard

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

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W www.bacommercial.com

BA Commercial
Chartered Surveyors

16 ALLPORT LANE

BROMBOROUGH, CH62 7HP

LOCATION

The property is located in a good retailing location at the heart of Bromborough village, fronting onto Allport Lane. The shop is close to the Co-Op and there are a number of local retailers including the award winning Muffs Butchers opposite.

The property can be more readily identified from the attached plan.

DESCRIPTION

The property comprises a two storey lock-up shop with ground floor sales, leading back to rear storage/office. The first floor provides for further store, kitchen and w/c facilities.

ACCOMMODATION/AREAS

Internal width	4.66m	15'3"
Shop depth	12.85m	42'2"
GF Sales	52.16 sq m	561 sq ft
First Floor	37.79 sq m	406 sq ft

RENTAL

£14,500 pax

LEASE

The property is available on new full repairing and insuring lease for a terms to be agreed, further details on application.

RATES

The VOA website confirms the property has a Rateable Value of £11,750.

Interested parties are advised to contact the Local Rating Authority, Wirral Borough Council, Business Rates Department.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

An Energy Performance Certificate is being prepared.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our [website](#)

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. November 2021

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SUBJECT TO CONTRACT

Chester

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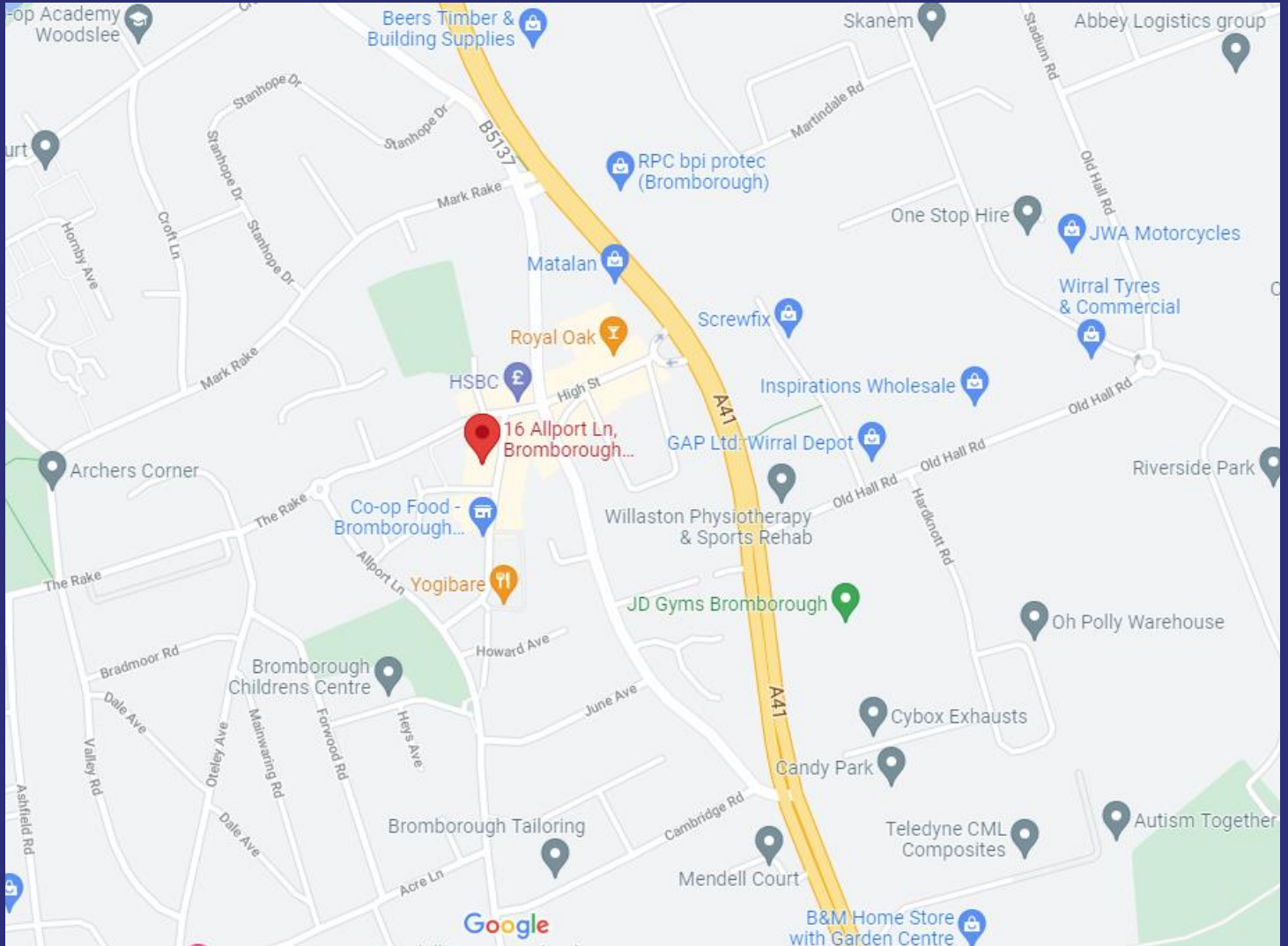
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IMPORTANT NOTICE

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