



**Constables**  
SALES & LETTINGS

Bromborough

Bromborough, Wirral

£925 Per Month



Available to let this ground floor commercial premises situated in a prime location in the busy town of Bromborough Wirral. The premises is part of a mixed use building with a residential apartment above.

The premises is available due to business relocation. The premises was previously used as a hair salon. Alternative uses may be considered.

The accommodation extends to approx. 1011 square feet (94 square meters) comprising front retail area, staff kitchen, rear store room/treatment room, W.C. and laundry room. The property is available at the end of May by way of new lease/licence.

Viewing strictly by appointment.



# Constables

SALES & LETTINGS

- Ground Floor Retail Unit
- Available June 2024
- Prices Quoted are exclusive of VAT
- Town Centre Location
- EPC Rating 50B
- Available by way of New Lease, terms to be negotiated.
- Approx. 1011 sq ft (94 sq m)
- Current Use: A1/A2, other uses considered.

### General:

A ground floor retail unit comprising retail area/shop, kitchen, W.C. Laundry room, kitchen and store room.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8236-6789-7328-6752-5023>

### Accommodation:

#### Retail Area

33'7" x 18'4" max (10.26m x 5.59 max)

#### Store Room/Treatment Room

12'9" x 5'9" (3.91m x 1.77m)

#### Kitchen

11'8" x 6'2" (3.56m x 1.90m)

#### W.C

9'5" x 2'9" (2.88m x 0.85m)

### Laundry Room

9'5" x 2'9" (2.89m x 0.84m)

### Parking

Free public car park in Bromborough Village or on street parking (non reserved)

### Lease/Licence

The property is available by way of new licence to occupy. Terms of which to be negotiated.

### Rent

£925 per month (£11,100 per annum)

### VAT

All figures quoted are exclusive but will be subject to VAT.

### Business Rates

2024/25 rates payable to be confirmed. Small business rates relief may be available. Tenants

should make their own enquiries regarding rates before committing to a lease.

### Location

The premises is located in the busy town of Bromborough, Wirral. Bromborough has a number of shops, restaurants and bars, doctor and dentist surgeries and a retail park. There is a train station within walking distance and the national motorway network is accessible via the A41 which links to the M53 motorway.


Approximate distance:

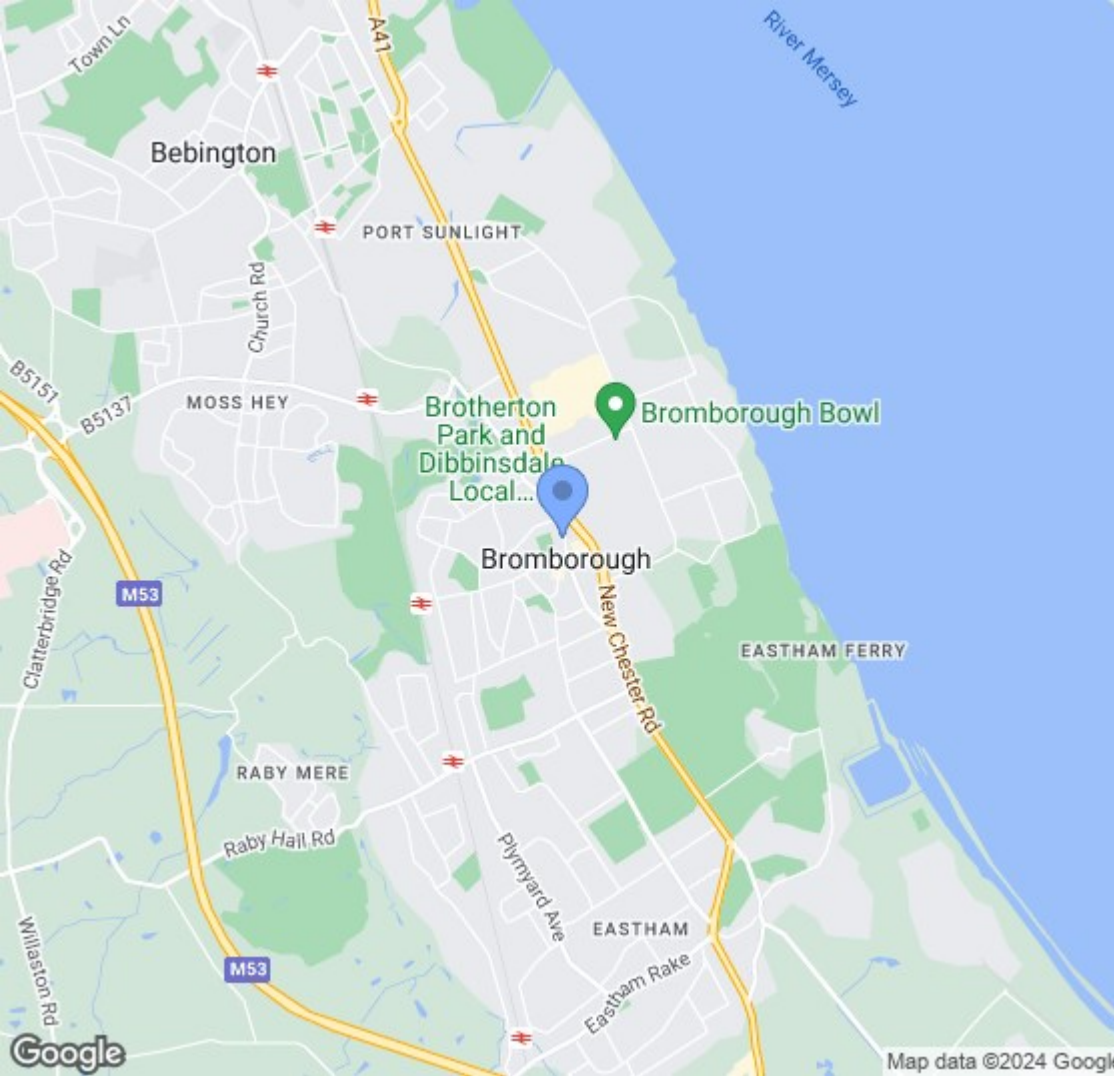
Chester: 14 miles. Liverpool: 7 miles. Manchester: 43 miles.





# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Location Map

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S A L E S   &   L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

[www.constablesestateagents.co.uk](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333