

# Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

232 Rake Lane, New Brighton CH45 1JR



## Description

The property comprises a substantial ground floor retail unit which measures at 155.4 Sq.m (1672.1 Sq.Ft) with storage/office facilities on 1st and 2nd Floors measuring to a total of 27.7 Sq.m (298 Sq.Ft). The premises was previously used as a DIY store however could be used for a range of purposes subject to the necessary consents.

## Location

The property is located within a diverse parade of shops in a predominantly residential area, with local amenities and public parks.

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

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## Rental Price

£12,000 per annum

## Accommodation

Ground Floor	155.4m <sup>2</sup>	1672.1ft <sup>2</sup>
First + Second Floors	27.7m <sup>2</sup>	298ft <sup>2</sup>

W.C and Kitchen Facilities

## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT

## Tenure

By way of a brand new FRI lease, the length of which is negotiable.

## Rating Assessment

Ratable Value (2026)	£17,000
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Strictly by appointment with sole agent



**Jamie Robertson**

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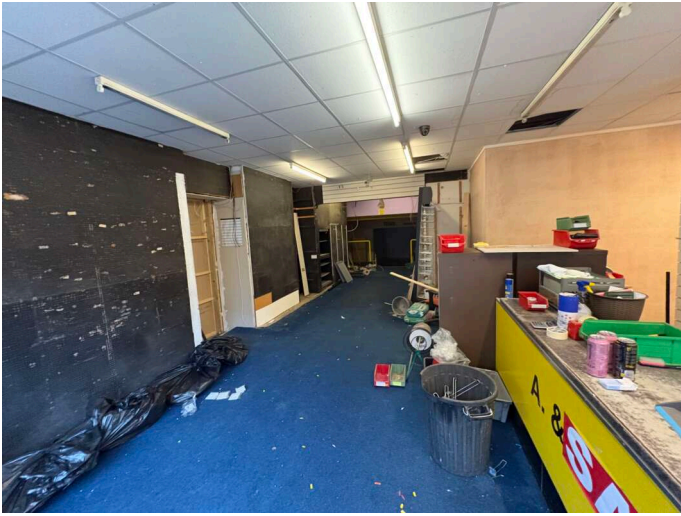
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