

# The Cross, Bromborough, Wirral, CH62 7HQ

## On the instruction of Barclays Bank

### Location

Bromborough is located in the Wirral with the subject property located at the northern end of Allsop Lane, the prime high street pitch in the town. The property is also in close proximity to Croft Retail Park which is located approximately 1 mile North East. Other nearby occupiers include Nationwide, Poundstretcher, Co-op Convenience Store and Lloyds Bank

### Accommodation

The premises provide the following approximate net internal floor areas:

Description	Sq ft	Sq m
Ground Floor	1,174	109.07
First Floor	956	88.82
Basement	371	34.47
<b>Total</b>	<b>2,501</b>	<b>232.36</b>

### Rent

£20,000 per annum

*exclusive of rates, service charge and VAT (if applicable).*

### EPC

This property has been graded as EPC exempt - EPC has been commissioned, will be available in less than 28 days.

### Tenure

Held by way of a Full Repairing and Insuring lease until 24/04/2027. The lease benefits from a tenant only break on 24/04/2022. There is a rent review on 29/09/2024.

Available by way of an assignment.

### Legal Costs

Each party to bear their own associated legal costs

### Rates

Zero rates payable until 1st April 2021 as a Government tax break following the Covid 19 Pandemic. Prior to that:

Rateable Value - £16,750

Rates Payable - £8,358.25 per annum



### Viewing & Further Information

Viewing is strictly by appointment with:

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