

BROMBOROUGH

CORNER RETAIL UNIT TO LET

2 Allport Lane, CH62 7HP

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

Located within the vibrant and well-established Bromborough village centre, the premises benefit from a prime corner position at the junction of Allport Lane and The Rake. The immediate area provides a diverse mix of local businesses, cafés, convenience stores, and service operators. The premises are adjacent to **Nationwide** with other nearby occupiers close by include **Corbett Sports**, **Gin & Milk**, **Rubens**, **Pina Loca**, **Village Café**, and convenience anchors including **Co-op Food**.

With Bromborough railway station and Bromborough Rake station nearby offering frequent Merseyrail services, and multiple bus routes accessible within a short walk, the location ensures excellent transport connectivity.

Lease Details and Rent

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, and subject to rent reviews every 5 years.

Rent: £12,000 pax

Virtual Tour

https://youtu.be/zjLfwT_JZSY

Accommodation

The premises provide the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	325	30.22
First floor	123	11.4

Business Rates

Rateable Value (2023): **£5,100**

Interested parties are advised to make their own enquiries with the Local Authority.

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.



All Enquiries

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August 2025. Subject to Contract.

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