

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Investment, Retail

722 Borough Road, Prenton CH42 9JE

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### Description

The property is arranged over two floors, comprising a ground floor retail unit currently trading as a barbers, and first floor residential accommodation, which is accessed via an internal staircase. The property is leased in its entirety for a term of 6 years from June 2020 at a current passing rent of £7,000 per annum.

### Location

The property is located in the heart of a well established parade on Borough Road and benefits from high pedestrian and traffic flow and nearby public transport.

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# 722 Borough Road, Prenton CH42 9JE

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## Sale Price

£120,000

## Tenure

By way of a freehold sale

## Accommodation

Ground Floor Retail	40.18m <sup>2</sup>	432.34ft <sup>2</sup>
First Floor Flat	52.62m <sup>2</sup>	566ft <sup>2</sup>

W.C + Kitchen Facilities

## Rating Assessment

Ratable Value 2025	£6,400
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## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT

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Strictly by appointment with sole agent, contact;



**Jamie Robertson**

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