

LIVERPOOL

608

PRESCOT ROAD

OLD SWAN

SHOP TO LET



Location

Old Swan is a busy suburban shopping location situated approximately 4 miles from Liverpool city centre. Prescott Road is one of the main arterial roads linking the city to Junction 2 of the M62.

The property is located in a prominent position on Prescott Road, adjacent to **Money Shop** with other occupiers nearby including **Poundland, Boots, Halifax** and **Specsavers**.

Accommodation

The property is arranged on ground and first floors, providing the following approximate areas:

Ground Floor	515 sq ft	47.9 sq m
First Floor	402 sq ft	37.4 sq m

Lease

The property is available by way of a new full repairing and insuring lease.

Lease

Upon Application

EPC

The Energy Performance asset rating is Band G, 222. A full copy of the EPC is available for inspection if required

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Business Rates

Verbal enquiries to Liverpool City Council confirm the property is assessed as follows:

Rateable Value £14,250

Interested parties are advised to make their own enquires on 0151 233 3008.

Legal Costs

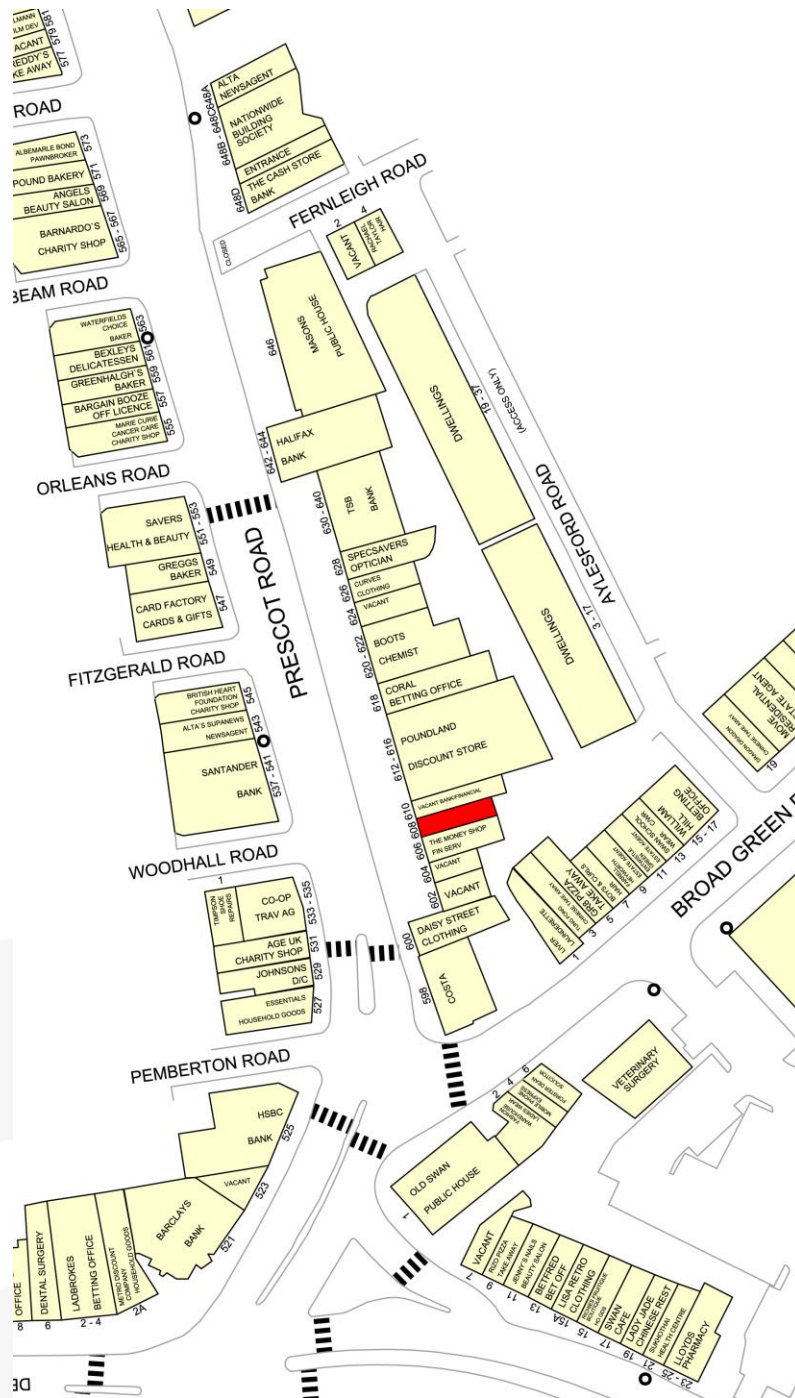
Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Llyr Emanuel / Simon Guest of Emanuel Oliver, 0151 236 6725, llyr@emanueloliver.com / simon@emanueloliver.com or our joint agents SK Real Estate on 0151 207 9339.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.