

LIVERPOOL

704

PRESCOT ROAD

OLD SWAN

SHOP TO LET

A5 CONSENT



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 **Iceland & Betfred** with other occupiers nearby including **Poundland, Home Bargains, Halifax** and **Specsavers**.

Accommodation

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

Ground Floor	951 sq ft	88.35 sq m
First Floor (Ancillary)	Unmeasured	

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£18,000 per annum exclusive**.

EPC

The Energy Performance asset rating is D 93. 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 £11,500

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 Simon Guest of Emanuel Oliver, 0151 236 6700, simon@emanueloliver.com



Experian Goad Plan Created: 15/08/2018
 Created By: Emanuel Oliver Ltd



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