# 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. Prescot 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 Prescot 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.

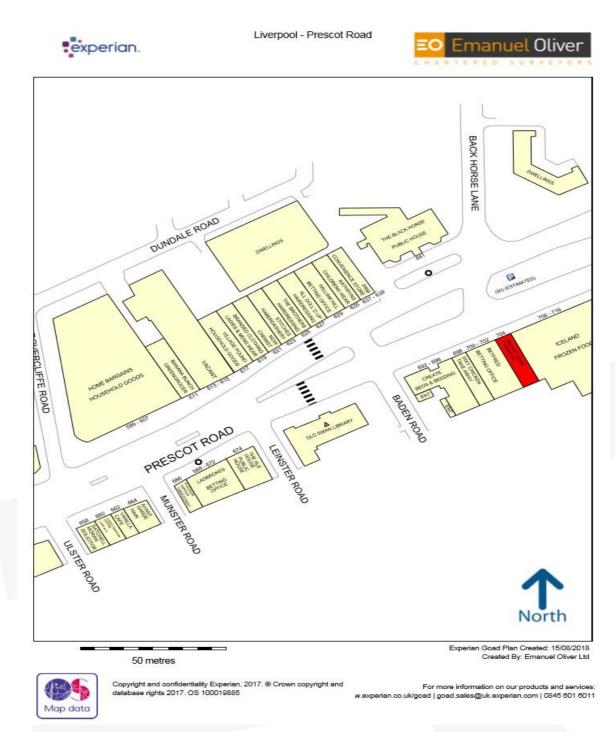
#### Viewing

Strictly by appointment through Simon Guest of Emanuel Oliver, 0151 236 6700, simon@emanueloliver.com

## RETAIL & LEISURE PROPERTY SPECIALISTS

0151 236 6700 I Old Hall Street, Liverpool, L3 9HF www.emanueloliver.com

# EC Emanuel Oliver



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