

PRESCOT

42 Eccleston Street

TO LET

** Subject to Vacant Possession **

Location

The premises are located on the pedestrianised Eccleston Street within Prescot town centre. The town is benefitting from investment and development with the new The Shakespeare North Playhouse due to open Summer 2022. Nearby occupiers include **Bet Fred, Heron Foods, Rowlands, Wetherspoons, Pinion Bistro** and numerous local retailers.

Lease

The premises are available by way of a new Full Repairing and Insuring lease, subject to gaining vacant possession.

Rent

£30,000 per annum exclusive (+VAT).

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £24,000

Interested parties are advised to make their own enquiries with the local authority.

EPC

C

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.



Accommodation

Internal Width (front)	22' 4"	6.95 m
Shop Depth	103' 6"	31.55 m
Ground Floor Sales	2,361 sqft	219.4 sqm
Ground Floor Ancil.	243 sqft	22.6 sqm
First Floor	784 sqft	72.9 sqm

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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.

Legal Costs

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

Viewing

Strictly by appointment via the sole agents:
Dan Oliver dan@emanueloliver.com



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.