

TO LET

£14,000 per annum



Prescot Road 610, Old Swan, Liverpool, Merseyside L13 5XE

LOCATION

Old Swan is a busy suburban shopping location situated approximately 4 miles from Liverpool City Centre serving the day to day needs of the surrounding population and passing trade. 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, with other occupiers nearby including Heron Foods, Specsavers, TSB, Hays Travel, Costa, Card Factory and Ramsdens.

ACCOMMODATION

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

Sales	58.9 sq.m.	634.25 sq.ft.
First Floor Ancillary	31.1 sq.m.	335 sq.ft.

LEASE

The property is available by way of a new full repairing and insuring lease subject to service charge and buildings insurance.

RENT

£14,000 per annum

BUSINESS RATES

Gove.UK Business Rates Website confirm the property is assessed as follows:

Rateable Value - £10,750 as at April 2023

Occupiers may qualify for "small business rate relief" interested parties are advised to make their own enquiries to Liverpool City Council on 0151 233 3008.

EPC

Energy Performance Asset Rating: C-64. A full copy of the EPC is available for inspection if required.

VAT

Prices, outgoing and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

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.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker of Hitchcock Wright & Partners.

E-mail: johnbarker@hwandp.co.uk
Mobile: 07768443391

Subject to Contract

Details Updated January 2026

Prescot Road 610, Old Swan, Liverpool, Merseyside

