

TO LET

895 sq.ft. Approx

£29,500 per annum



Prescot Road 620, 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, Costa, Card Factory and Ramsdens.

ACCOMMODATION

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

Ground Floor	83.1 sq.m.	895 sq.ft.
First Floor Ancillary	61 sq.m.	648 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

£29,500 per annum

SERVICE CHARGE AND BUILDINGS INSURANCE

A service charge and buildings insurance premium are payable, further details upon request.

EPC

The current certificate rating E is to be updated.

BUSINESS RATES

The premises are to be reassessed for Business Rates, interested parties should make their own enquiries with Liverpool City Council.

VAT

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

Tel. No. 0151 227 3400
E-mail: johnbarker@hwandp.co.uk
Mobile: 07768443391

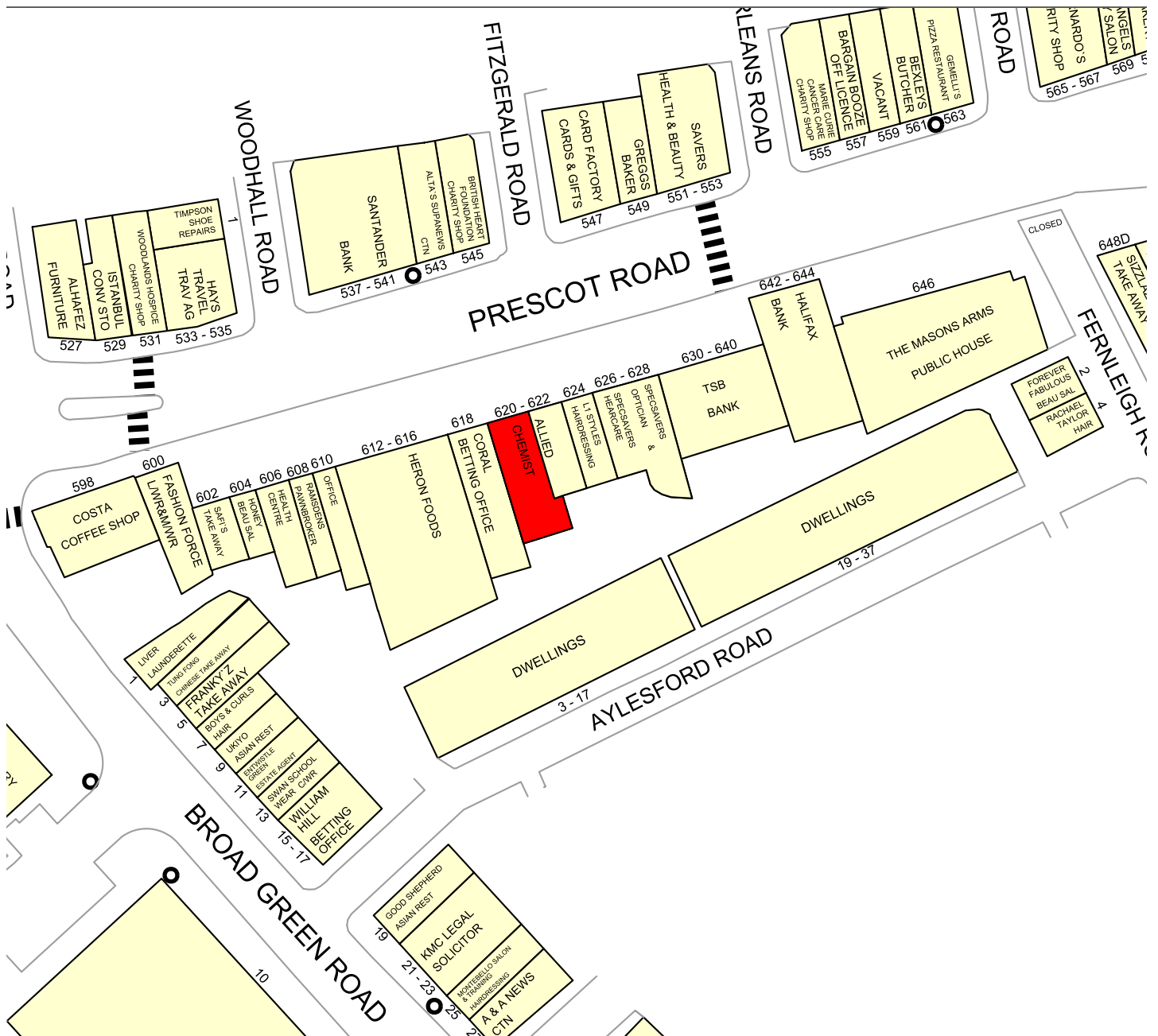
Subject to Contract

Details Prepared February 2024



Prescot Road 620, Old Swan, Liverpool, Merseyside L13 5XE

Liverpool - Prescot Road



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