

TO LET BY WAY OF ASSIGNMENT FORMER VEHICLE HIRE SITE

278 East Prescott Road
Liverpool, L14 7NH



Contact

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Location

The property is prominently located fronting East Prescott Road in Knotty Ash, Liverpool.

East Prescott Road is a major throughfare linking Prescott 4 miles east and Liverpool 5 miles west.

The site also benefits from good proximity to the motorway network being 1.5 miles north of the M62 and 3 miles west from the M57.

The surrounding area is a mixture of residential and commercial in nature and the site is opposite Alder Hey Children's hospital.

Other notable surrounding occupiers include Kwikfit, Enterprise, Wynsors, Sainsburys and Subway.

Description

The property comprises a double bay warehouse building that benefits from three roller shutter doors providing vehicular access.

The site is formed to provide workshop, offices, and staff welfare facilities.

Externally, there is a large canopy, and the forecourt is suitable to park approximately 12 vehicles. In addition, there is a compound to the rear which can accommodate circa 30 vehicles.

Energy Performance

Energy Performance Asset Rating – D

Tenure

Leasehold

Terms

The property is held on two separate leases both expiring on 18th March 2032.

The compound lease has a passing rent of £2,898.24 per annum and the main lease has a passing rent of £53,750 per annum (£56,648.24 per annum combined).

Our client is looking to assign both leases.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly via the sole letting agent only.

- Former vehicle hire site
- Prominent roadside location
- C. 23,000 daily vehicle movement
- Double bay warehouse
- 710 sq m (7,648 sq ft)



Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Ground floor	710	7,648
Total	710	7,648
	Hectare	Acre
Total Site Area	0.12	0.30

Rating

We are advised that the Rateable Value for the property is £19,250.

The UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Total Site Area

0.12 hectares

0.30

acres





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