

for sale/to let

99 Warrington Road

Prescot L34 5ST

**Roadside Retail Unit on large site
4,150 sq ft on 0.43 acre site with parking**



- Roadside Retail
- Close to Town Centre
- Suitable for many uses
- On Site Parking & Loading
- 3m Eaves Height
- Private Yard
- Competitive Price

**For further information
or to arrange a viewing
contact Roy Backhouse**

0151 541 2200



FREEHOLD PRICE

£675,000

RENT

£45,000

RATEABLE VALUE

TBC

RATES PAYABLE 26/27

TBC

**For viewing and further information
please contact Roy Backhouse:**

Roy Backhouse & Co, Egerton House
1 Tower Road Birkenhead CH41 1FN
e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



TENURE DETAILS

The property is held freehold.

EPC DETAILS

The property has an EPC Rating of

RATING DETAILS

The RV stated above should be confirmed with the Valuation Office and Local Council.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

VAT will be charged on the rent and other items

FLOOR AREAS

The approximate gross internal floor area is as follows.

Warehouse	4,150 sq ft	385 sq m
Site Area	.043 Acres	1,775 sq m

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