# SIREAL









TO LET

514-516 Prescot Road, Liverpool, L13 3DB

- Ground Floor Double Retail Unit
- Main Arterial Route
- NIA: 112 sq.m. (1,205 sq.ft.)
- Suitable For A Number Of Uses,
  Subject To Planning

Property Consultants Chartered Surveyors & Valuers (Formerly Sutton Kersh)





### Location

The premises are situated fronting onto Prescot Road (A57) close to its junction with Macfarren Street approximately 3 miles east of Liverpool City Centre. The immediate surrounding area consists of a mixture of residential housing and mixed use commercial premises. The nearby commercial centre of Old Swan provides a number of local national occupiers which are situated within close proximity including Asda Supermarket and Ladbrokes Bookmakers to name but a few.

# The Property

The subject property comprises a double fronted ground floor commercial unit currently trading as a hair salon within a 3 three storey mid terrace of traditional brick constriction. Internally the premises benefits from tiled flooring throughout, suspended ceiling incorporating recessed fluorescent strip lighting and a kitchen and WC facilities to the rear of the unit. Externally the property benefits from single gazed timber framed frontage with the added security of electric roller shutters.

#### Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

#### **Ground Floor**

NIA: 112 sq.m. (1,205 sq.ft.)

#### **Tenure**

The premises are available to let by way of a Full Repairing and Insuring Lease for a term to be agreed.

#### FP<sub>C</sub>

The property has an EPC rating of E114. Full report available upon request.

#### Rates

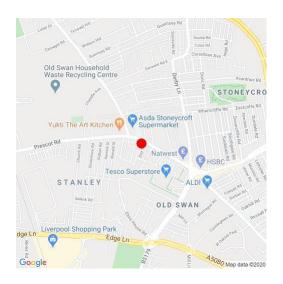
Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

## Rent

£10,000 per annum

# Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Lucy Christian (lucy.christian@skrealestate.co.uk)





**Click for Virtual Tour** 





Disclaimer: Consumer Protection From Unfair Trading Regulations 2008: SK Real Estate for themselves and for the Vendors and Lessors of his property whose agents they are gibe notice that: (a) these particulars are set out as a general outline for the guidance of intending Purchasers or Lessors and do not form part of an offer contract, (b) all dimensions, reference to conditions and other details are given in good faith and are themselves by inspection or otherwise as to the correctness of each of them, (c) SK Real Estate nor any person in their employment has any authority to make or give any representation or Warranty whatsoever in relation to this property