

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

TO LET

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Location

The premises are situated fronting onto Prescott 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 construction. 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.

EPC

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

Rates

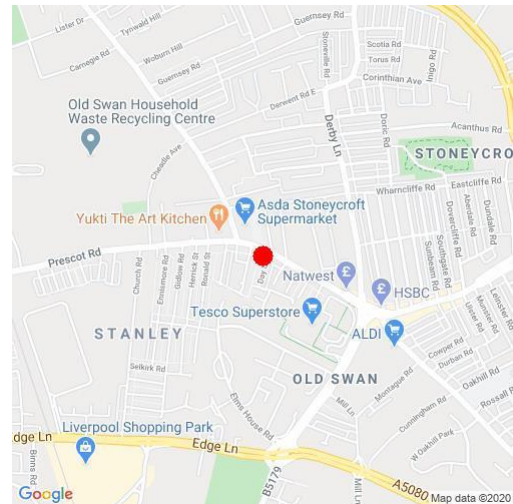
Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

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)



GROSS INTERNAL AREA
FLOOR 1: 1034 sq ft, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 3 sq ft
TOTAL: 1034 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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