



## TO LET

67 Eccleston Street &  
4a Atherton Street,  
Prescot, L34 5QH

- Rent incentives available.
- Two Storey Commercial Premises
- Suitable For A Number Of Uses, Subject To Planning
- In the Heart of Prescot Town Centre
- Total Approx NIA: 184.2 (1,983 sq.ft)

## TO LET

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### Location

The premises are located in the heart of Prescot's retail core in close proximity to Prescot Shopping Centre, a well established district centre with nearby occupiers including JD Wetherspoon, Heron Foods, Rowlands Pharmacy to name but a few. The property is situated fronting onto Eccleston Street within the mainly pedestrianised area of Prescot town centre, which is located approximately 10 miles from Liverpool city centre..

### The Property

The premises comprises a two storey mid terrace commercial building under tiled pitch roof with rear two-storey outrigger projection with flying freehold of 4a Atherton Street comprising first floor storage / office provision. Internally the premises comprises a ground floor retail shop with staff WC facilities and storage to the rear of the ground floor and at first / second floor levels plus further kitchenette provision. Internally the premises benefits from suspended ceiling incorporating recessed lighting, part laminate / carpeted floors, single glazed aluminium frame frontage and external electric roller shutter to the front ground floor elevation.

### Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

Ground Floor: 72.4 sq.m (779 sq.ft).

First Floor: 111.8 sq.m (1,200 sq.ft)

### Tenure

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

Alternatively;

Freehold interest may be sold.

### EPC

The property has an Energy Performance Rating of D. Further details available upon request.

### Rates

We understand through internet enquires that the property has a rateable value of £11,500. Interested parties should make their own enquiry of Knowsley Council's Rating Department on 0151 489 6000 or [www.voa.gov.uk/business rate](http://www.voa.gov.uk/business rate)

### Rent

**£17,500 per annum.**

### Price

Offers invited.

### Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson ([tom.pearson@skrealestate.co.uk](mailto:tom.pearson@skrealestate.co.uk))

