



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)

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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

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)

