



FOR SALE

Phoenix House, Eaton
Street, Prescot, L34
6HD

- Single Storey Office Building
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 144.2 sq.m (1,552 sq.ft)

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Location

The premises are located fronting onto Eaton Street, close to its junction with Hope Street off the main arterial route of High Street (A57), and 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 approximately 10 miles east from Liverpool city centre.

The Property

The subject property comprises a single-storey commercial building with brick elevations with rendered elevations under a corrugated steel pitched roof. Internally, the property has been fit out for office purposes benefiting from carpeted flooring throughout, fluorescent strip lighting, spot lighting, kitchen and WC facilities. Externally, the property benefits from PVCu double glazing with the added security of electric roller shutters and kerb side parking provision.

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:

144.2 sq.m (1,552 sq.ft)

EPC

Further information available upon request.

Tenure

Freehold.

Rates

We understand through internet enquires the property has a rateable value of £5,000. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Price

Offers in the region of £140,000

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)

