



TO LET / MAY SELL

692-696 Prescot Road,
Liverpool, L13 5XG

- Substantial Ground Floor Retail Unit
- Main Arterial Route
- Prominent Corner Trading Position
- Total Approx NIA: 250.5 sq.m (2,696 sq.ft)

TO LET

692-696 Prescot Road, Liverpool, L13 5XG

Location

The property is located fronting on to Prescot Road, Old Swan which is a well established neighbourhood shopping district situated approximately four miles east of Liverpool City Centre. There are a number of regional and national occupiers in close proximity including Home Bargains, Iceland, Betfred, Bargain Booze and Ladbrokes to name but a few.

The Property

The property comprise a substantial ground floor retail unit situated within a multi storey mixed residential/commercial building, currently trading as a Charity Shop. Internally the property provides retail sales area, storage, office and kitchen and benefits from suspended ceilings incorporating recess lighting, aluminium framed frontage and external electric roller shutters for added security.

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:-

Retail sales area: 166 sq.m (1,786 sq.ft)

Storage: 78 sq.m (842 sq.ft)

Kitchen: 6.5 sq.m (70 sq.ft)

Total NIA: 250.5 sq.m (2,696 sq.ft)

Tenure

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

Rent

£29,950 per annum exclusive of business rates, insurance, VAT and all other outgoings.

Price

Offers Invited.

Rates

We understand through internet enquires that the property has a Rateable Value of £19,250. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/business-rates.

EPC

The Energy Performance Asset Rating is Band C72. A full copy of the EPC is available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd - Tel: 0151 207 9339

Contact: Tom Pearson
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