



### Location

The property forms part of an established suburban shopping parade on East Prescott Road (A57), approximately 4 ½ miles east of Liverpool City Centre. The property is located very close to Alder Hey Children's Hospital and Broadgreen Hospital.

### Description/Accommodation

The property comprises a double retail unit with connected warehouse accommodation to the rear and a secure service yard. The premises were previously occupied by West Derby Carpets and Blinds.

GF Sales NIA	102.61 sq m (1,104 sq ft)
GF Anc NIA	2.35 sq m ( 24 sq ft)
Warehouse Accommodation	198.91 sq m (2,141 sq ft)
<b>Total NIA</b>	<b>303.87 sq m (3,269 sq ft)</b>

### Terms

The premises are available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed.

### Rent

£25,000 per annum exclusive.

### Business Rates

Rateable Value £10,500

Rates Payable £ 1,040

As the property's Rateable Value is less than £12,000 it is likely that any incoming tenant will not have to pay business rates.

### EPC

The property has an EPC rating of D85. A copy of the certificate is available upon request.

### VAT

The property has not been elected for VAT.

### Legal Costs

Each party to bear their own costs in respect of all legal documentation produced in any transaction.



# PRIME SHOP TO LET

283-285 EAST PRESCOT ROAD, LIVERPOOL, L14 2DB

**Mason  
Partners**



Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

**0151 227 1008**  
**masonpartners.com**