

SHOP TO LET – LIVERPOOL

Prospect Point, Prescott Street

RETAIL / LEISURE DEVELOPMENT



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LOCATION / DESCRIPTION – The development is prominently situated on Prescott Street, directly opposite Royal Liverpool University Hospital as per the A-Z overleaf.

The scheme incorporates student accommodation to the rear, a 505 space multi-storey car park servicing the hospital and 565 key worker residential units for the hospital staff above the retail units.

All of the remaining retail units have consent for A1/A2/A3/A4 and A5 uses. Retailers within the scheme include Starbucks, Spar, Subway, Lloyds Pharmacy, Papa Johns Pizza, Pizza Hut and most recently Greggs.

ACCOMMODATION – The subject premises have the following approximate areas / dimensions :

FLOOR AREAS	SQ M	SQ FT
Unit D2	131.46	1,415
Unit E1	149.57	1,610

Whilst we believe the above measurements are correct, interested parties are advised to verify these themselves

An Energy Performance Certificate is being prepared for this unit and is available upon request.

LEASE TERMS / TENURE – The premises are available by way of a flexible Full Repairing and Insuring Leases for a term to be agreed and subject to a 5 yearly upwards only Rent Reviews.

RENTAL –

Unit D2 : £21,500 per annum exclusive
Unit E1 : £24,500 per annum exclusive

RATING ASSESSMENT – The ingoing tenant is to be responsible for payment of all rates in respect of the premises from the date of occupation. The units are yet to be assessed for rating purposes.

We would advise interested parties to verify this information themselves

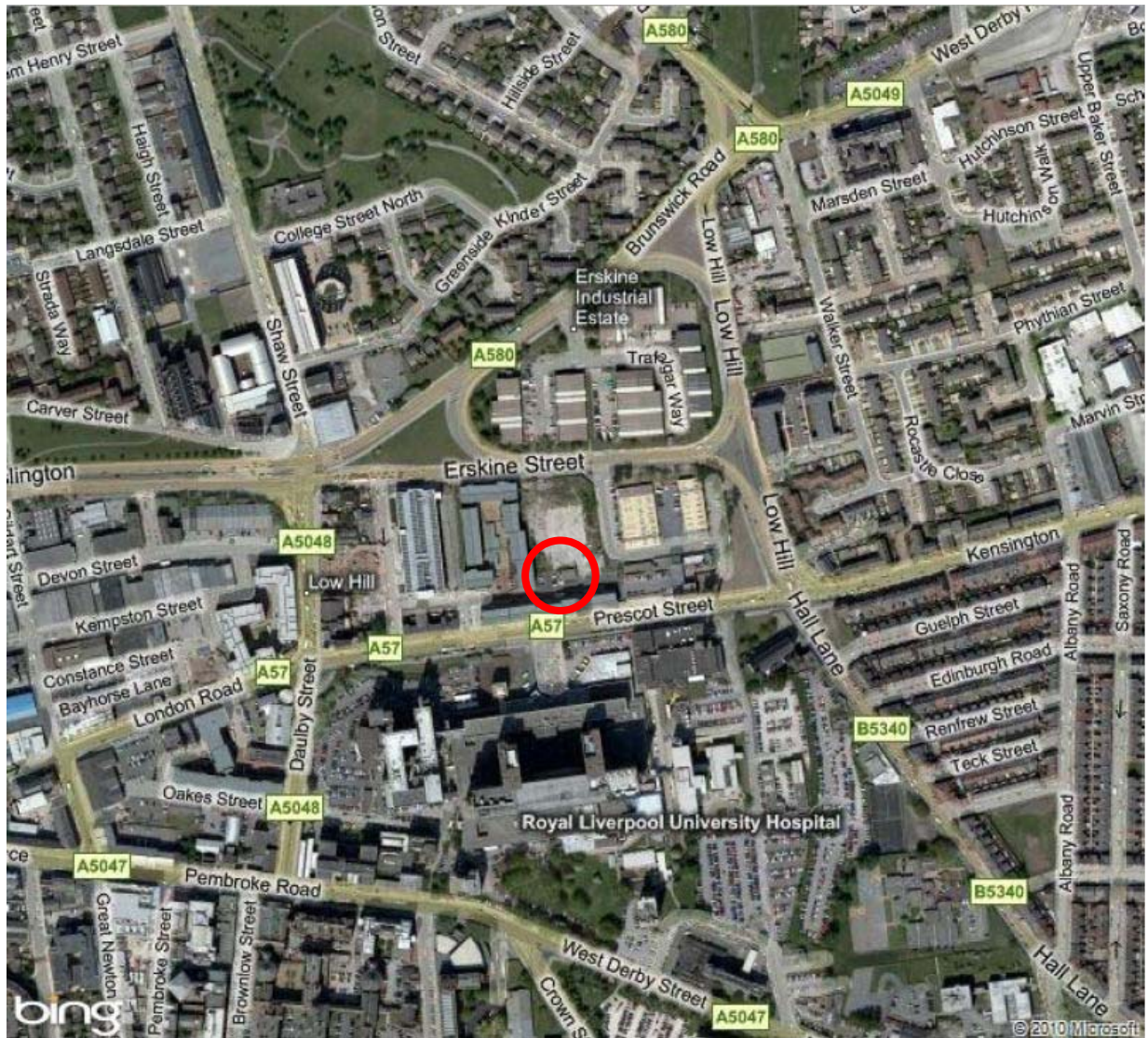
LEGAL COSTS – Each party are to bear their own legal costs incurred in the documentation of this transaction.

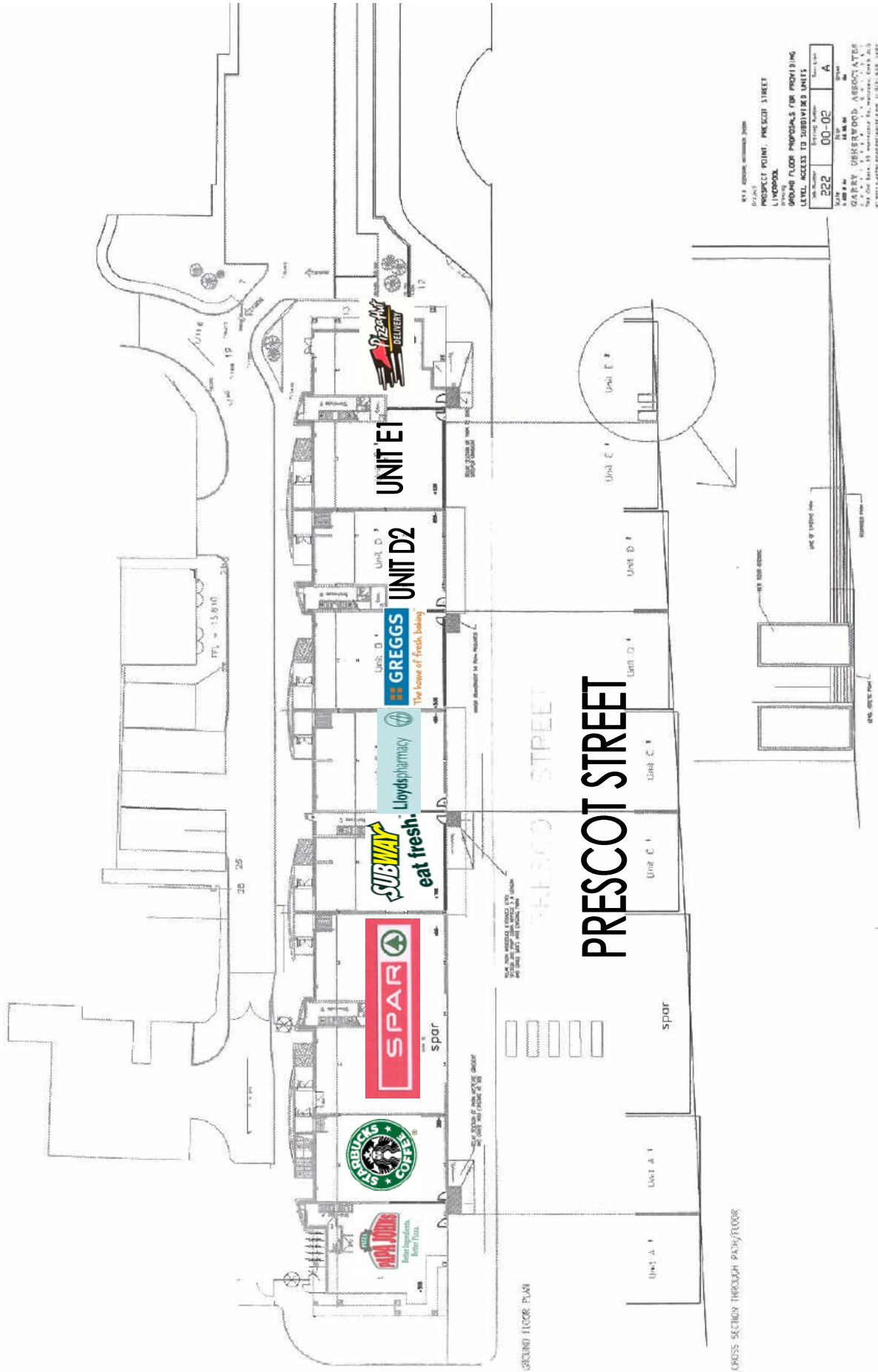
VIEWING – For further information please contact John Brady or Jon Lovelady, telephone 0161 839 1213.

Alternatively, please contact our Joint Agents, Mason Owen, (reference Will Thomas) telephone 0151 242 3000

For details of other properties our web-site address is - www.bradys.co.uk

MISDESCRIPTION - The agents and vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property. DETAILS AMENDED : October 2011.





1/14/14 00:00:00 00:00:00
 PROJECT: PRESCOTT STREET
 LINDSAY
 00:00:00 00:00:00
 SCALE: 1/8" = 1'-0"
 SHEET: 00-02
 DATE: 00-02
 DRAWN BY: GREGG
 CHECKED BY: GREGG
 PROJECT: PRESCOTT STREET
 1/14/14 00:00:00 00:00:00

GROUND FLOOR PLAN

CROSS SECTION THROUGH PACE/FREEZE