



## TO LET

610 Prescot Road, Old Swan,  
Liverpool, L13 5XE

- Two Storey Commercial Premises
- Well Established Commercial Centre
- Suitable For A Number Of Uses, Subject To Planning
- Ground Floor Total Approx NIA - 47.9sq.m (515sq.ft)

TO LET

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## Location

The subject property is in a prominent location situated fronting onto Prescott Road close to its junction with Broadgreen Road approximately three miles west to Liverpool City Centre. Prescott Road (A57) is a main arterial route into Liverpool City Centre and in close proximity to Queens Drive (A508) providing direct access to the M62 approximately one mile south east. The immediate surrounding area consists of a number of regional and national type occupiers including The Money Shop, Poundland, Coral, Boots, Specsavers and Lloyds TSB to name but a few.

## The Property

The premises comprises a ground floor retail sales area with ancillary storage/office accommodation to the first floor within a two storey mid terrace building. Internally the ground floor benefits from concrete flooring, suspended ceiling throughout incorporating recessed fluorescent strip lighting. The first floor currently benefits from fluorescent strip lighting, electric storage heaters and concrete flooring with W.C facilities. Externally the unit benefits from a single glazed aluminum framed frontage incorporating 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:

### Ground Floor

Net Internal Area 47.9sq.m (515sq.ft)

### First floor

Net Internal Area 37.4sq.m (402sq.ft)

## Tenure

The premises are available to let by way of a full Repairing and Insuring Lease for a term to be agreed.

## Additional Information

Service Charge - Service charge provision will be payable. Further information will be available upon request.

## EPC

The property has an EPC rating of C64. Full report available upon request.

## Rates

We understand through internet enquiries that the property has a rateable value of £16,000.

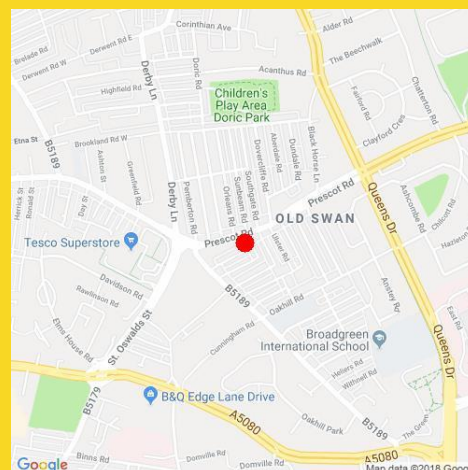
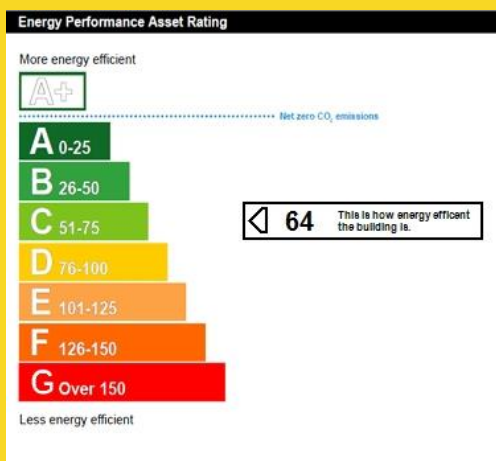
The Uniform Business Rate for 2017/18 is 46.6p (or 47.9p above £18,000) This firm gives no warranty that the values supplied and the sums of money expressed as being payable or accurate and would strongly recommend that prospective lessees rely upon their own enquiries with the Local Rating Authority to verify the rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief which may reduce or increase the rating liability. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or [www.voa.gov.uk/businessrates](http://www.voa.gov.uk/businessrates).

## Rent

Price on Application

## 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](mailto:tom.pearson@skrealestate.co.uk))



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