

# FOR SALE

297  
East Prescot Road  
Liverpool  
L14 2DD



## Location

East Prescot Road is located 4.5 miles to the East of Liverpool city centre, with close proximity to Junction 2 of the M57 and the start of the M62 motorway.

The property occupies a prominent end terrace position adjacent to Betfred within a retail parade fronting East Prescot Road, in close proximity to the main arterial route of Queens Drive and Alder Hey Children's hospital. The surrounding area provides a good mix of commercial and residential property with good transport links to Liverpool city centre and the surrounding towns. Pizza Hut Delivery, Subway, KFC and Aldi are all represented nearby.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,303	121.1
First Floor	520	48.3

## Price

Offers in the region of £100,000.

## Tenure

Freehold with vacant possession.

The advertising hoarding on the gable end will not be included in the sale.

## Business Rates

We understand the unit has a 2017 rateable value assessment of £6,800. For further details please contact the business rates department in the local authority. Further relief may be available under the Small Business Rating Relief Scheme.

## EPC

Energy Performance Asset Rating - E

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

The property is not elected for VAT.

SUBJECT TO CONTRACT

Details prepared June 2019

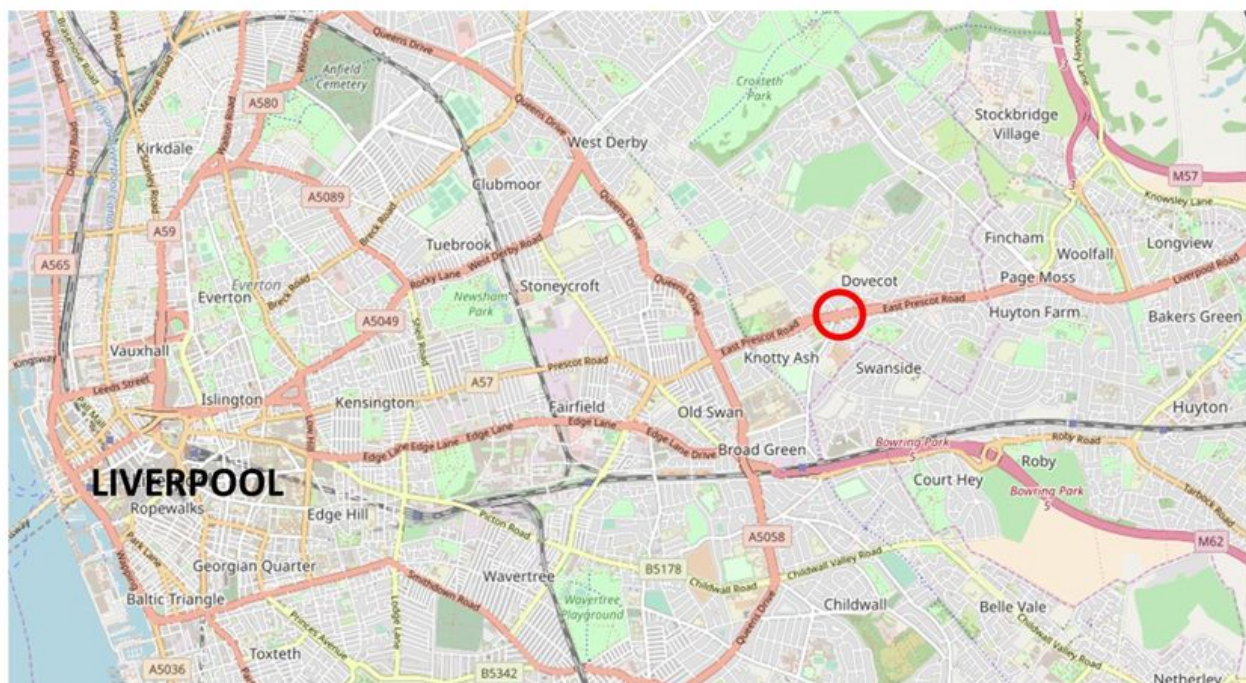
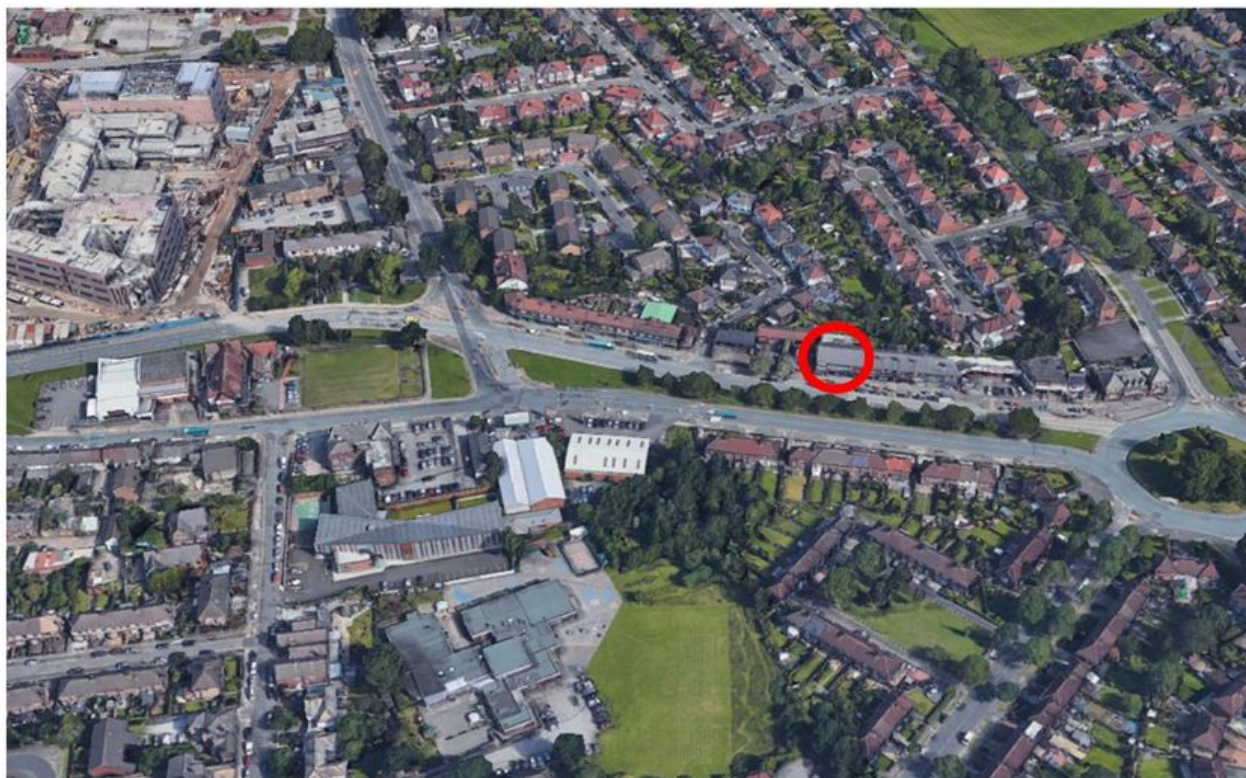
Viewing Strictly through the sole selling agent.

Barker Proudlove

Andrew McGuinness

+44 (0)7769 641622

[andrew@barkerproudlove.co.uk](mailto:andrew@barkerproudlove.co.uk)



**IMPORTANT NOTICE:** Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. June 2019.