

# TO LET/MAY SELL

## RETAIL PREMISES

# 33 Eccleston Street, Prescot L34 5QA

- Prescot is in the borough of Knowsley approximately 8 miles east of Liverpool, 11 miles west of Warrington and 4 miles south west of St Helens
- The town has a resident population of approximately 40,000 persons and a district population in excess of 150,000 persons.
- The property is in a prominent trading position on Eccleston Street, Prescot's prime retail pitch

- The property is directly opposite the main entrance to the Prescot Shopping Centre
- Comprises a 3 storey mid terraced building of brick construction
- Ground floor retail unit with office/storage accommodation at first floor level.





### 33 Eccleston Street, Prescot L34 5QA



#### Area

Ground Floor Sales351 sq.ft. (32.63 sq.m.)First Floor Ancillary391 sq.ft. (27.93 sq.m.)

#### Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

#### Rent

£11,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

#### Sale

Offers invited for the freehold interest.

Rates

Rateable Value £7,968

#### EPC

E118

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### Viewing

Strictly through the agent:

**Rob Markland** 

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