



TO LET/MAY SELL

RETAIL PREMISES

33 Eccleston Street, Prescot L34 5QA

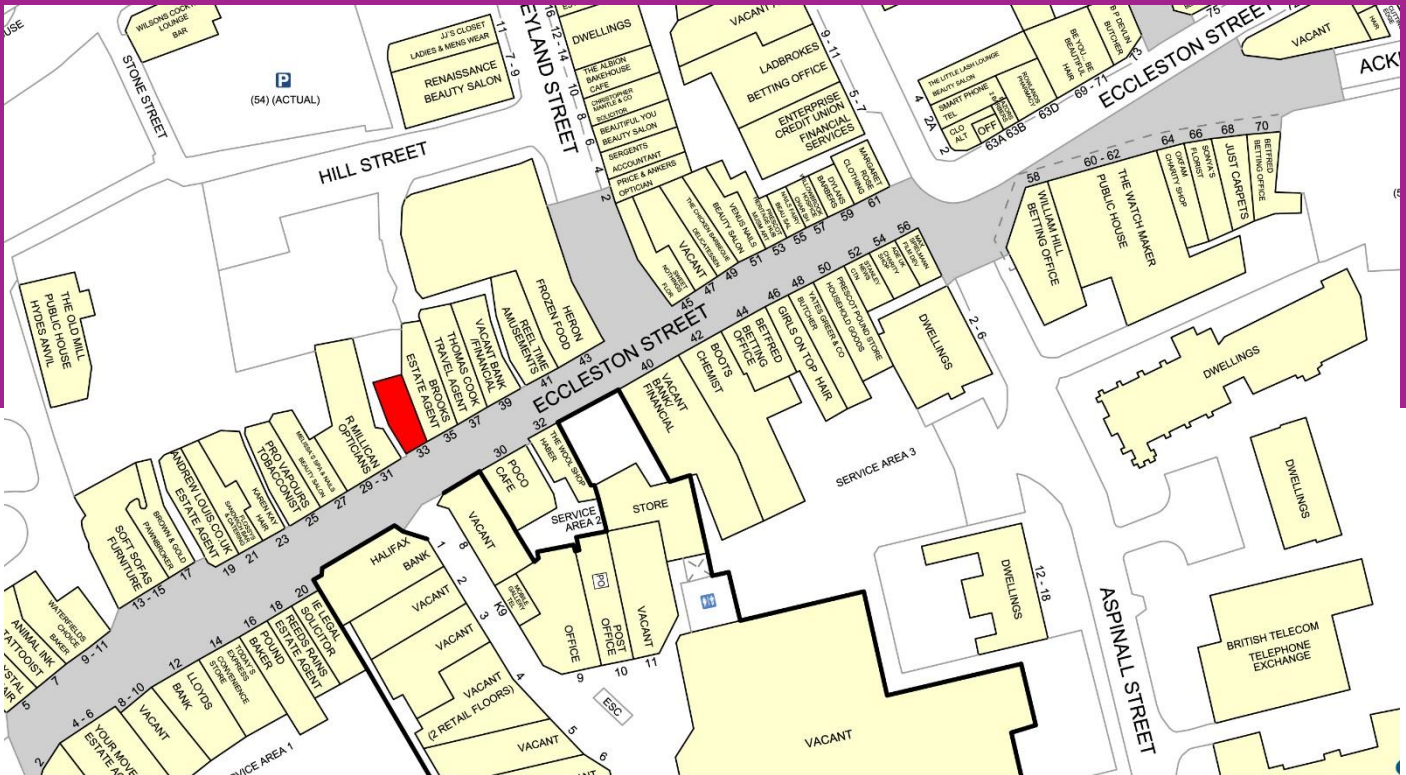
- Prescot is in the borough of Knowsley approximately 8 miles east of Liverpool, 11 miles west of Warrington and 4 miles south west of St Helens
- The town has a resident population of approximately 40,000 persons and a district population in excess of 150,000 persons.
- The property is in a prominent 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.

**mason
owen...**

property consultants

0151 242 3000
www.masonowen.com

33 Eccleston Street, Prescot L34 5QA



Area

Ground Floor Sales	351 sq.ft. (32.63 sq.m.)
First Floor Ancillary	391 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

t. 0151 242 3146

m. 07798 576 808

e. rob.markland@masonowen.com