

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

- t. 0151 242 3146
- m. 07798 576 808
- e. rob.markland@masonowen.com



Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy the mselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. October 2019.