

TO LET

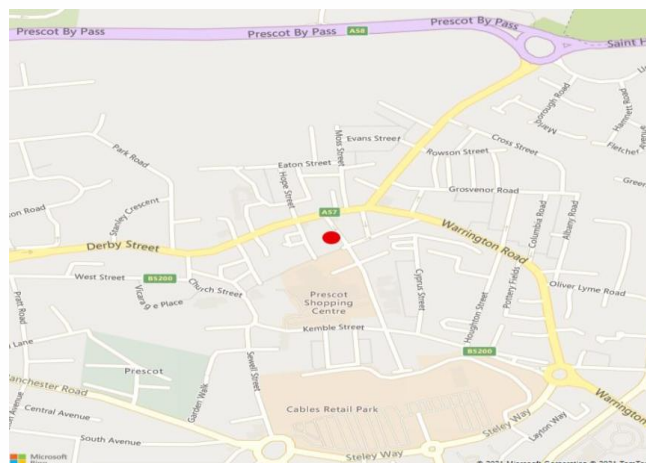


9 - 11 Atherton Street, Prescot, Merseyside, L34 5QN

Modern Ground Floor retail in
popular location
1,086 Sq Ft (100.89 Sq M)

- Open Plan Layout
- Town centre position
- Flexible lease terms
- Main Road location





Location

The property is located on Atherton Street, Liverpool with access to the A57 Warrington Road and Prescot Railway Station situated close by.

Prescot is a busy suburb of Liverpool located approximately 8 miles east of Liverpool city centre. With a population of around 147,000 people the Prescot/Whiston/Knowsley district is in the process of expanding in all areas including retail, leisure and housing. The unit is adjacent in a prime retailing pitch on Eccleston Street with a number of multiple retailers close by including Boots, Heron Foods and Coop Travel.

Description

Ground floor retail unit with open plan layout, disabled WC, staff WC and kitchen.

The unit benefits from a modern fit out with AC, suspended ceiling, large glazed frontage and open plan layout.

The unit was occupied by Ladbrokes Coral betting shop

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on Net Internal Area basis to provide the following floor areas:

Asking Rent

The premises are held on a lease expiring 24/12/2021 so consideration will be given to Ex Act short terms leases, sub lettings, assignment of current lease or a new long term lease at £11,000 pa.

Business Rates

Rateable Value: £8,400

EPC

C (66). Available upon request

VAT

If VAT is applicable on this property it will be at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

E: danrodgers@roger-hannah.co.uk