

# TO LET

Ground Floor Retail Unit  
Open Plan Retail Accommodation  
90.34 Sq M (973 Sq Ft)



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

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Mersyside, L34 5QN



**An open plan, ground floor retail unit providing customer WCs, staff kitchen and WC, with a large glazed frontage.**

- Open Plan Ground Floor Retail
- Customer and Staff WCs
- Town Centre Location
- On Street Parking Immediately Outside



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## Approximate Travel Distances



### Locations

- St Helens      3.5 miles
- Liverpool      9 miles
- M57      1 mile

### Sat Nav Postcode

- L34 5QN

## Location

Prescot is a suburb of Liverpool approximately 9 miles to the east of the City and is undergoing a period of expansion, with the upcoming opening of the Shakespeare North Playhouse next year on Mill Street, around 240 metres from Atherton Street.

The property is located in the middle of Atherton Street which connects the A57 with the main shopping thoroughfare of Eccleston Street, and provides on-street parking for the town centre.

## Description

The property is a ground floor retail unit providing largely open plan accommodation with a staff kitchen to the rear and customer and staff WCs along one side.

The main retail area has a large glazed frontage to Atherton Street and benefits from air conditioning.

## Rental Price

£13,000 per annum exclusive of VAT.



### Nearest Stations

- Prescot      0.5 miles



### Nearest Airports

- Liverpool      10 miles

## Accommodation

|                   | Sq M         | Sq Ft      |
|-------------------|--------------|------------|
| Retail Sales Area | 83.48        | 899        |
| Staff Area        | 6.87         | 74         |
| WC Facilities     | 10.54        | 113        |
| <b>Total</b>      | <b>90.34</b> | <b>973</b> |

## Tenure

The property is available by way of a new lease on effectively Full Repairing and Insuring terms for a period of not less than 5 years.

## Business Rates

The current rateable value is £8,340. Small Business Rates Relief may be available up to 100%. Interested parties should make their own enquiries with the Local Authority.

## Services

We understand that mains electricity, water and drainage are connected. Telephone and Internet are understood to be available.

The agents do not test any of the services and interested parties should make their own enquiries into their connection and adequacy.

## Legal Costs

A contribution will be payable towards the Landlord's legal costs.

## Service Charge

A service charge will be levied. Further details will be made available.

## EPC

Energy Performance Rating C.

## Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## Reference

References will be required. Any costs incurred will be payable by the applicant, whether or not they are successful.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

By prior arrangement with the agent.



### Please Note

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Particulars dated December 2019. Photographs dated August 2019.

