



Location

The property is located in a prominent position fronting Prescot Road in the Old Swan area of Liverpool. Adjacent occupiers include Bargain Booze, Greenhalghs, Savers and Greggs

Description

The property comprises a three storey premises configured as Ground Floor retail with ancillary storage accommodation to upper levels. The property benefits from a return frontage to Orleans Road.

Accommodation

The premises are arranged over ground floor and have following approximate floor areas on a Net Internal basis:

Ground Floor	82.0sq m	882 sq ft
First Floor	60.0sq m	645 sq ft
Second Floor	47.4sq m	510 sq ft
Total	189.4sq m	2,038 sq ft

Lease

The property is let to Marie Cure Cancer Care at a rent of £15,000 per annum from 2nd August 2021 on a 3 year lease

Price

Offers in the region of £175,000 for the Freehold Interest

Business Rates

We understand the premises are assessed for rates as follows:

Rateable Value (2023) £19,000

Interested parties are advised to make their own enquiries with the Local Authority

Legal Costs

Each party to bear their own costs incurred in this transaction together with any Stamp Duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/ tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

Viewing and further information

For viewing and further information please contact Richi Peters, The UpCo.

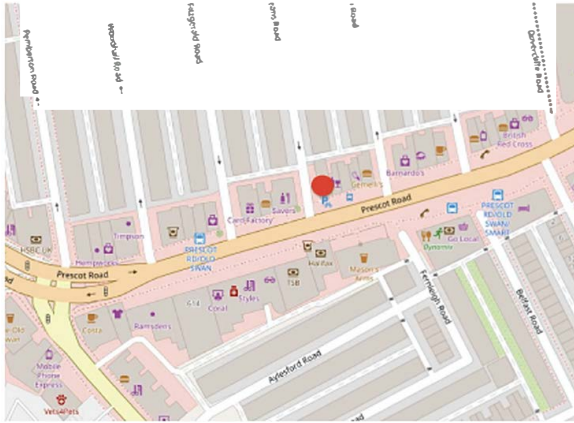
Tel: 07828 550 101

E-mail: richi@theupco.co.uk

**Subject to contract
Details updated
March 24'**

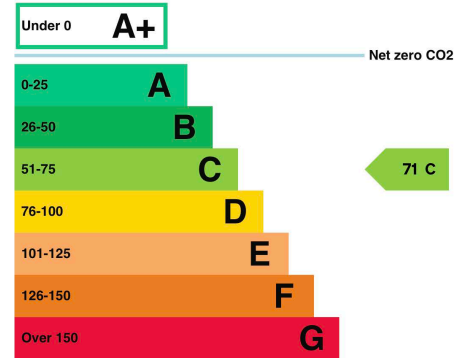
Registered office
57 Park Road,
Wirral, CH47 7BB

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Energy rating and score

This property's energy rating is C.



555 Prescot Road Old Swan LIVERPOOL L13 5UX	Energy rating C
Valid until 30 March 2034	Certificate number 5082-1878-2336-0163-1331

Particulars Correct: 16/4/24

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