

DOUBLE FRONTED SHOP TO LET

283-285 EAST PRESCOT ROAD, LIVERPOOL, L14 2DB

Mason
Partners



Location

The property forms part of an established suburban shopping parade on East Prescott Road (A57), approximately 4 ½ miles east of Liverpool City Centre. The property is located very close to Alder Hey Children's Hospital and Broadgreen Hospital.

Description/Accommodation

The property comprises a double retail unit with kitchen ancillary space and WC. The premises were most recently used as a fitness studio.

GF Sales NIA	102.61 sq m (1,104 sq ft)
GF Anc NIA	2.35 sq m (25 sq ft)
Total NIA	104.96 sq m (1,129 sq ft)

Terms

The premises are available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed.

Rent

£19,500 per annum exclusive.

Business Rates

Rateable Value £13,500
Rates Payable £ 6,736.50

EPC

The property has an EPC rating of D85. A copy of the certificate is available upon request.

VAT

The property has not been elected for VAT.

Legal Costs

Each party to bear their own costs in respect of all legal documentation produced in any transaction.

VIEWING

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