

# LEASEHOLD AVAILABLE

## 4-6 ECCLESTON STREET

### PRESCOT, L34 5QE



#### LOCATION

The property is located in Prescott a popular suburb of Liverpool approximately 8 miles east of Liverpool city centre. The property occupies a prominent position on Eccleston Street, nearby occupiers include Lloyds Bank, Waterfields, Halifax and Pound Bakery and Gary Usher's new Pinion Restaurant. The £20m Shakespeare Theatre is due to open by 2020.

#### DESCRIPTION

The property comprises a large ground floor retail premises with glazed frontage and ancillary accommodation at first floor. Internally the property has suspended ceilings, plastered walls and a number of partition offices to the rear.

#### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Gross frontage	9.03 m	30 ft
Internal width	9.39 m	31 ft
Sales depth	15.80 m	52 ft
Ground floor sales	138.01 sq m	1,485 sq ft
First Floor	26.58 sq m	286 sq ft

#### LEASE

The property is available by way of assignment or sub-let. The current lease expires 19th July 2022. Lease details available on request.

#### RENT

£18,250 per annum

#### BUSINESS RATES

We understand that the rateable value for the property is currently set at £15,000 however we suggest that all interested parties make their own enquiries with the business rates section of the local authority.

#### EPC

EPC Certificate reference number: 0060-7961-0301-9530-5010

Energy Performance Asset Rating: D-85

#### LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and 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 & FURTHER INFORMATION

For viewing and further information please contact Chris Michael, Hitchcock Wright & Partners. Ref: CCM.

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Subject to Contract  
Details Prepared December 2019

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