

FOR SALE

£125,000



70 Eccleston Street, Prescot, Liverpool L34 5QL

LOCATION

This property is located in Prescot a popular suburb of Liverpool approximately 8 miles east of Liverpool City Centre. The property occupies a prominent position of Eccleston Street, nearby occupiers include Waterfield's Bakery, Heron Foods, Rowlands Pharmacy, William Hill, Shakespeare North Playhouse along with several other independent traders.

DESCRIPTION

The premises comprises of ground floor sales area with DDA compliant W/C. The first-floor comprises ancillary accommodation and WC facilities. The property features an aluminium shop front, electric steel roller shutter and is situated by Cyprus Street pay and display car park.

ACCOMMODATION

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

Total	61.98 sq.m.	667 sq.ft.
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PRICE

£125,000.

VAT

The property is not elected for VAT.

BUSINESS RATES

The premises have been assessed having a rateable value of £10,750 per annum from 1st April 2023.

EPC

Certificate Number: TBC

Energy Performance Asset Rating: TBC

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

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 Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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alanafinn@hwandp.co.uk

Subject to Contract

Details Prepared January 2026



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