

TO LET

£39,750 per annum



533-535 Prescot Road, Old Swan, Liverpool L13 5UR

LOCATION AND DESCRIPTION

Old Swan is a busy suburban shopping location situated approximately 4 miles from Liverpool City Centre serving the day to day needs of the surrounding population and passing trade. Prescot Road is one of the main arterial roads linking Liverpool City Centre to Junction 2 of the M62.

The property is located on Prescot Road close to its junction with Broadgreen Road, St Oswald Street and at the corner of Woodhall Road. A prominent corner position amongst other occupiers including Costa Coffee, Heron Foods, Santander, Card Factory, Greggs and others.

ACCOMMODATION

The property is arranged at ground and first floors providing the following approximate areas:-

Ground Floor	130.00 sq.m.	(1400 sq.ft.) approximately
Ancillary	91.00 sq.m.	(975 sq.ft.) plus staff welfare

LEASE

The property is available by way of a new full repairing and insuring sub lease subject to service charge and buildings insurance.

RENT

£39,750 per annum exklusive.

SERVICE CHARGE AND BUILDINGS INSURANCE

A service charge and buildings insurance premium are payable, further details upon request.

UNIFORM BUSINESS RATES

The premises have been assessed as having a current rateable value (1st April 2023) in the sum of £35,750. Interested parties should make their own enquiries with Liverpool City Council.

EPC

Certificate No. 4068-7753-0962-5565-1633
Energy Rating: D:83

VAT

All prices, outgoing and rentals are quoted free of, but maybe subject to VAT.

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 John Barker of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: johbarker@hwandp.co.uk

Subject to Contract

Details Prepared September 2025



533-535 Prescott Road, Old Swan, Liverpool L13 5UR



Liverpool - Prescott Road (Prescot Road)
 Modified: 02-Sep-25 12:46:45 / Surveyed: 02-Jan-24



Experian Goad Plan Created: 02/09/2025