UNIT TO LET
715 SQ.FT APPROX

Hitchcock Wright & Partners
CHARTERED SURVEYORS

£22,950 per annum



Prescot Road 606, Old Swan, Liverpool, Merseyside L13 5XE

LOCATION
Old Swan is a busy surburban 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 the city to Junction 2 off the M62.

The property is located in a prominent position on Prescot Road with other occupiers nearby including Hays Travel, Heron Foods, Specsavers, TSB, Costa, Card Factory, Ramsdens, Santander and Piri Piri Chicken.

ACCOMMODATION
The property is arranged on ground and first floors, providing the following approximate areas:

Ground Floor Sales	66.42 sq.m.	(715 sq.ft.)
First Floor	25.00 sq.m.	(270 sq.ft.)

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

RENT
£22,950 per annum

BUSINESS RATES
The premises have a rateable value of £18,250 with effect from 1st April 2026.

EPC
Energy Performance Asset Rating: E
Certificate No. 0140 0831 8189 9697 9006

VAT
Prices, outgoings and rentals are quoted exclusive of, but may be 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.

PHOTOGRAPHS AND PLANS
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.a

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.

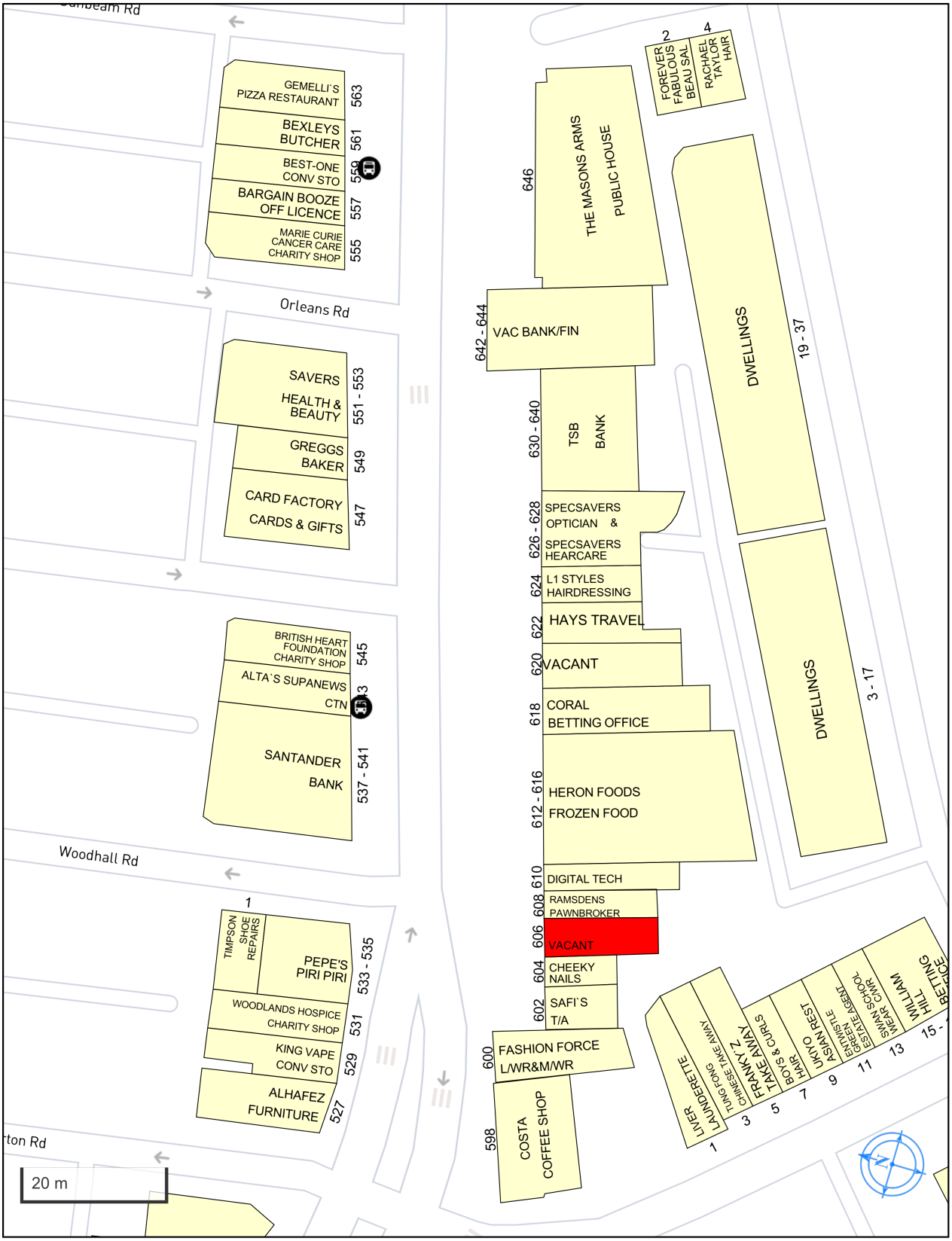
E-mail: johnbarker@hwandp.co.uk
Mobile: 07768443391

Subject to Contract

Details Prepared September 2026

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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