

# TO LET

## 4,500 sq.ft. Approx

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£62,500 per annum



## Prescot Road 612-616, Old Swan, Liverpool, Merseyside L13 5XE

### LOCATION

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 the city to Junction 2 of the M62.

The property is located in a prominent position on Prescot Road, with other occupiers nearby including Allied Pharmacy, Specsavers, TSB, Costa, Card Factory and Ramsdens.

### ACCOMMODATION

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

Ground Floor	418 sq.m.	4,500 sq.ft.
First Floor Ancillary	223 sq.m.	2,400 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

£62,500 per annum

### BUSINESS RATES

Verbal enquiries to Liverpool City Council confirm the property is assessed as follows:

Rateable Value - £64,500 as at April 2023

### EPC

Energy Performance Asset Rating: TBC

### 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.

### 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.

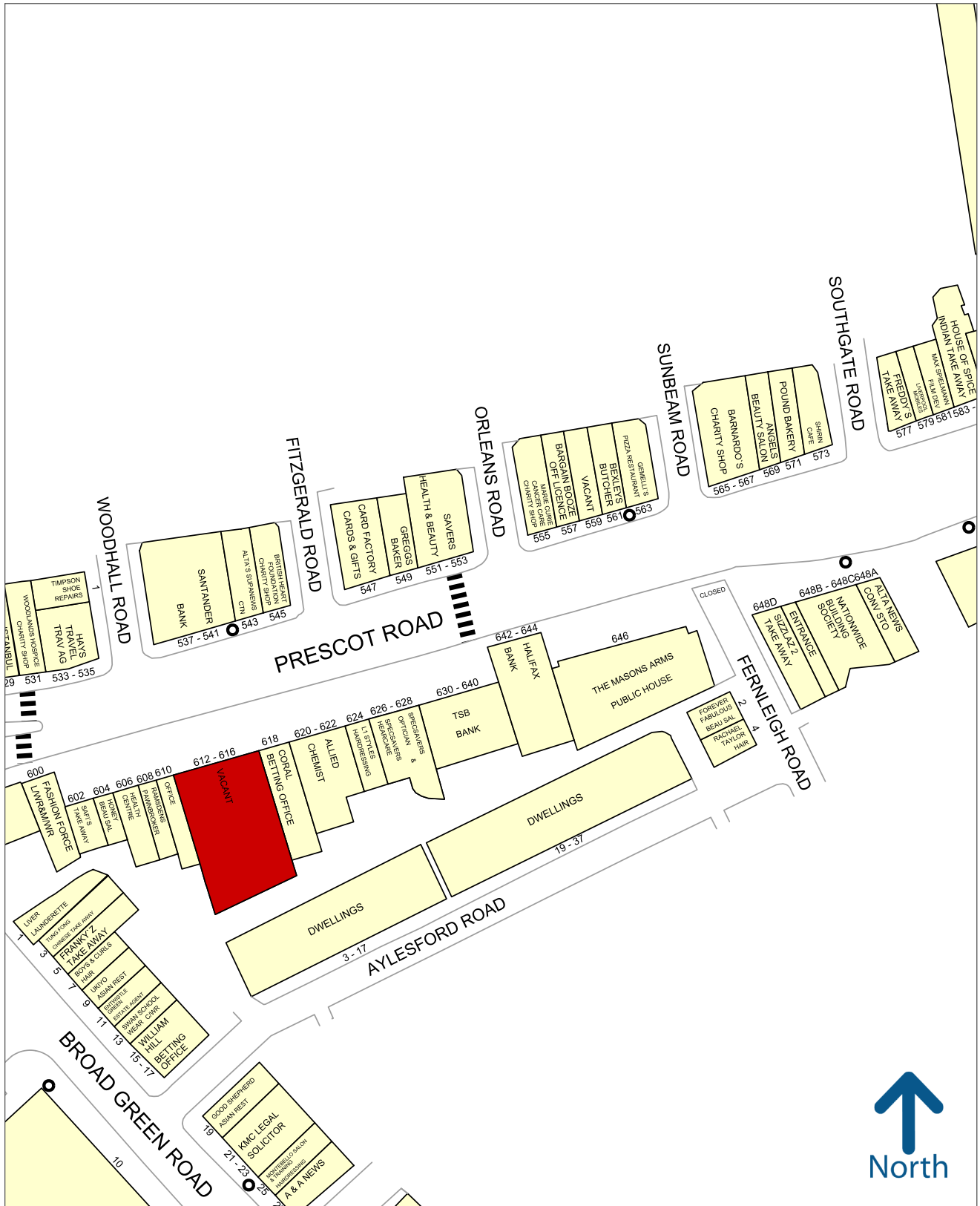
Tel. No. 0151 227 3400  
E-mail: [johnbarker@hwandp.co.uk](mailto:johnbarker@hwandp.co.uk)  
Mobile: 07768443391

Subject to Contract

Details Prepared May 2023



# Prescot Road 612-616, Old Swan, Liverpool, Merseyside L13 5XE



Experian Goad Plan Created: 12/06/2023  
Created By: Hitchcock Wright and Partners

Copyright and confidentiality Experian, 2022. © Crown

For more information on our products and services