

**PRENTON COURT
343/345 WOODCHURCH ROAD
PRENTON, CH42 9PA**

BUSINESS RATES FREE UNTIL APRIL 2021



FOR SALE / TO LET

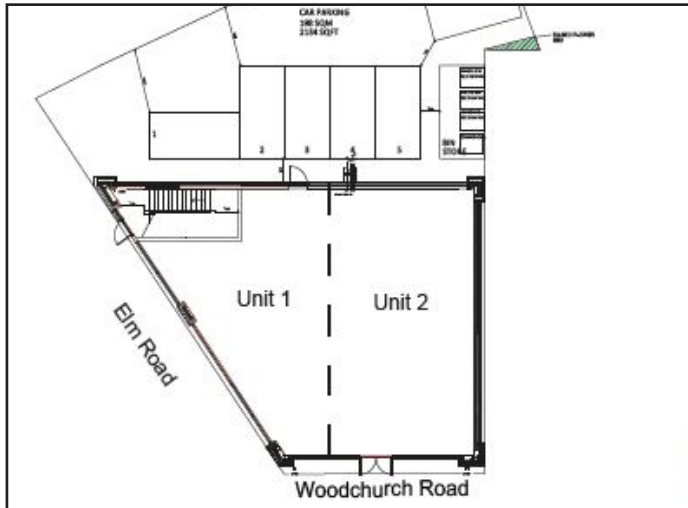
NEW RETAIL DEVELOPMENT

1,000 SQ.FT. (93 SQ.M.) - 2,000 SQ.FT. (186 SQ.M)

**CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET,
LIVERPOOL, L2 9SH**

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

PRENTON COURT, 343/345 WOODCHURCH ROAD, PRENTON



LOCATION

The site is prominently located on the south side of Woodchurch Road (A552) which is situated approximately 5 miles from Liverpool City Centre, and junction 3 of the M53 motorway is less than one mile away.

Woodchurch Road is a popular shopping destination due to its accessibility and residential population within walking distance. Other nearby retailers include Kwik Fit, Rightway, Farmfoods, Lloyds TSB, Subway, Sainsbury's and Home Bargains

ACCOMMODATION & RENT

Option 1 – Whole Unit

2,000 sq.ft. of shell space

£27,500 per annum exclusive plus VAT

Option 2 – Unit 1 (Left side with return frontage)

1,000 sq.ft. of shell space

£15,250 per annum exclusive plus VAT

Option 3 – Unit 2 (Right side)

1,000 sq.ft. of shell space

£14,000 per annum exclusive plus VAT

PURCHASE PRICE

Unit 1 - £175,000

Unit 2 - £160,000

LEASE

The premises are available by way of a new lease drafted on effective full repairing and insuring terms for a term to be agreed.

EPC

An EPC will be made available upon completion of construction.

VAT

This property is registered for 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

Please contact Matt Kerrigan, Hitchcock Wright & Partners.

Tel: 0151 227 3400

Mobile: 07970 837 453

Email: mattkerrigan@hwandp.co.uk

Details Prepared June 2020

Subject to Contract

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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