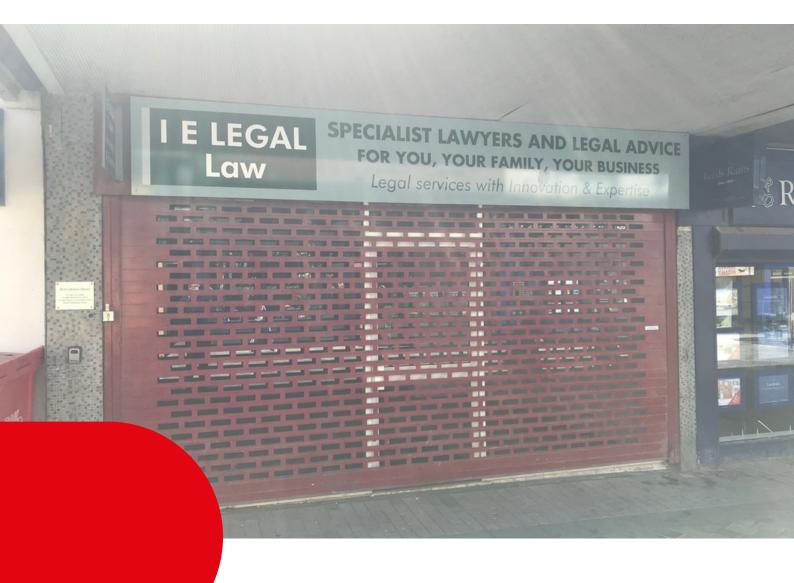


Manchester Office: 0161 631 2852

# To Let



## **Prescot**

20 Eccleston Street, L34 5QE

831 sq ft / 77 sq m Rent: £15,000 PAX



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## **Location & Description:**

- Prescot is a busy Merseyside town located some 11 miles (18 km) east of Liverpool.
- Eccleston Street is the main shopping thoroughfare in the town and the subject property occupies a prominent position immediately adjacent to the Halifax.
- Other nearby occupiers include Reeds Rains, Heron, Hays Travel and Waterfields.
- Knowsley Council has allocated funds to replace the shop fronts and to undertake general improvements to the property.

#### Demise:

Ground Floor 831 sq ft 77.21 sq m

#### Rent

£15,000 per annum exclusive

#### Lease:

New full repairing and insuring lease.

#### EPC:

Energy Performance Rating Assessment - B

## Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £13,000.

### **Date Prepared:**

March 2024

#### **Contact Us:**

**Jon Lovelady** 07717 661389 jon@barkerproudlove.co.uk



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