

HIGH STREET PROPERTY / CLASS E  
E1 Prospect Point, Liverpool L7 8UL



**Rent: On application**  
**Ground Floor Area**  
1,656 Sq ft / 154 Sq M

**WITHDRAWN**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

This strong parade of retail units is prominently situated on Prescott Street directly opposite the current Royal Liverpool University Hospital and the development site of the new hospital.

Occupiers include Papa Johns, Starbucks, OneStop, Subway, Lloyds Pharmacy, Greggs and Pizza Hut.

The vacant properties are in an area which is densely populated with student accommodation and there are over 2000 students within the immediate area, including 500 student and key worker rooms above and to the rear of the properties.

There are over 38,000 students on the University of Liverpool's campus which is within 5 minutes walk. Liverpool City Centre is within 8 minutes walk to the west.

**Accommodation:**

Units D2 and E1 can be combined. The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1656	153.85

**Rent:**

On Application

**Tenure:**

Available on new FRI leases for a term to be agreed.

**Business Rates:**

The property has yet to be assessed for ratings purposes.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

September 2022

Subject to Contract

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