

HIGH STREET PROPERTY / CLASS A1
297 East Prescott Road, Liverpool L14 2DD



Price: On application

Area

881 Sq ft / 82 Sq M

**FOR
SALE**

Viewing Strictly through the sole selling agent.

Barker Proudlove

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Location:

East Prescott Road is located 4.5 miles to the East of Liverpool city centre, with close proximity to Junction 2 of the M57 and the start of the M62 motorway.

The property occupies a prominent end terrace position adjacent to Betfred within a retail parade fronting East Prescott Road, in close proximity to the main arterial route of Queens Drive and Alder Hey Children's hospital. The surrounding area provides a good mix of commercial and residential property with good transport links to Liverpool city centre and the surrounding towns. Pizza Hut Delivery, Subway, KFC and Aldi are all represented nearby.

Demise:	Sq Ft	Sq M
Ground Floor	1303	121.0527
First Floor	520	48.3096

Rent:

Offers in the region of £100,000.

Tenure:

Freehold with vacant possession. The advertising hoarding on the gable end will not be included in the sale.

Business Rates:

We understand the unit has a 2017 rateable value assessment of £6,800. For further details please contact the business rates department in the local authority. Further relief may be available under the Small Business Rating Relief Scheme.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - E

Legal Costs:

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

VAT:

The property is not elected for VAT.

Date Prepared:

February 2020

Subject to Contract

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