

40 Eccleston Street, Prescot,
L34 5QA

FORMER BANK TO LET

WILD
COMMERCIAL PROPERTY



Location

Prescot is a busy suburb of Liverpool located approximately 8 miles east of Liverpool city centre. The unit is located in a prime retailing pitch on Eccleston Street with a number of multiple retailers close by including Boots, Heron Foods and Coop Travel. The property can be readily identified by the attached plan.

Description

The property comprises of a two storey former bank with ground floor sales and store. The first floor has further storage and male and female wc's.

Rent

£25,000 pax

Accommodation

The property has the following approximate areas:

Internal Width	36' 0"	10.97m
Shop Depth	56' 10"	17.32m
GF Sales	1,870 sqft	173.72 sqm
GF Strong Room	524 sqft	48.67 sqm
FF Stores	667 sqft	61.93 sqm

Assessments

Verbal Enquiries of the local authority indicate this property has a rateable value of £29,500 pa

Tenure

The property is available by way a new lease for a term of years to be agreed.

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.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

EPC

An EPC has been commissioned and rated as D 88.

Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

SUBJECT TO CONTRACT

DTFW 08.01.18



Viewing

Strictly by appointment through the agents, Wild Commercial Property

Dan Wild

T: 01244 321555

E: danwild@wildcp.co.uk

Mindy Bishop

T: 01244 321555

E: mindybishop@wildcp.co.uk



3B UPPER EASTGATE ROW | CHESTER | CH1 1LQ

WILD COMMERCIAL PROPERTY LTD on behalf of ourselves and the sellers or the lessors of this property whose agents we are give notice that these particulars are a general outline of the property, only for the guidance of the intended buyers or lessees and do not constitute any part of an offer or a contract. All descriptions, dimensions, references to condition and other details are given without responsibility and may not be relied on as statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply permission has been obtained or granted and any prospective buyer or tenant must make their own enquiries. Any buyer or tenant must satisfy himself by inspection or otherwise of any information provided by Wild Commercial Property Ltd.