

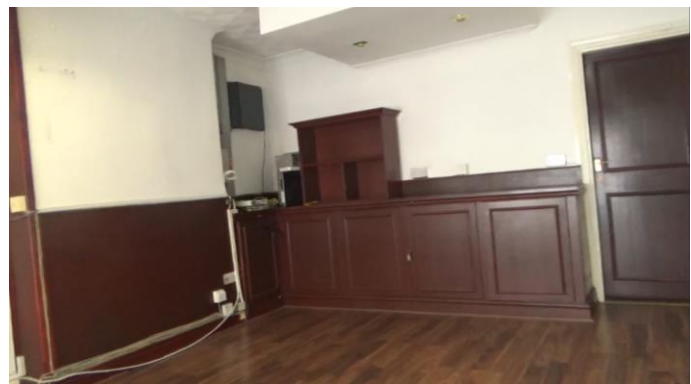
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TO LET.

DOUBLE GROUND FLOOR SHOP UNIT WITH OFFICES AT FIRST FLOOR,
530-532 PRESCOT ROAD, OLD SWAN, LIVERPOOL, L13 3DB



The property is offered by way of a new lease to be created at a rent of £18,000 per annum. Tenants Internal Repairing, Decorating terms (see Below).



Location. Situated in a Busy & Prominent Main Road Location in a Busy and well-populated position in Old Swan on the A57, Prescot Road, Liverpool. This is a well-thought-of area with numerous Local and National retailers serving a well-populated area with the benefit of on-street parking on adjacent side streets. This Property offers a two split-level shop/office area with a kitchen/brewing area (to be installed) on the Ground Floor Premises whilst above there are 5 rooms that have been previously used for office and storage. The property is ideal for a variety of Retail or Service uses. Briefly, the accommodation includes a Double Fronted Shop Front with two split-level areas, whilst on the first floor there are 5 rooms 4 of which have been used for offices and one as a racked storeroom with cupboards. There is also a Separate W.C. Outside there is a rear yard area. The property has the benefit of Electric Roller Shutters, Sealed Unit Double Glazing and Gas Central Heating. The Unit is currently used as offices although under Class E of the Planning Use Classes Order, it is suitable for numerous alternative uses. Total area of Approx. 1,585 sq. ft. throughout.

There is a walkthrough video available at <https://www.youtube.com/watch?v=SRzHW4WwjfE> We strongly recommend interested parties to carry out an interior inspection.

Full Details are as follows:-

DOUBLE FRONTED SHOP with Electric Roller Shutters to Front.

SHOP 1 FRONT RETAIL/OFFICE AREA 12'6 X 113' with Part Panelled Walls, Laminate Flooring, Central Heating Radiators Stairs to **RAISED REAR ROOM** 15 X 12'3 Laminated Flooring, Built-in Cupboards, Door to Rear Stairs.

SHOP 2 FRONT RETAIL/OFFICE AREA 15' X 18' with Part Panelled Walls, Laminate Flooring, Central Heating Radiator, Stairs to **RAISED REAR ROOM** 15 X 12'3 Laminated Flooring, **WALK-IN REAR STORE** Wall Mounted Central Heating Boiler

INNER HALL with **Turned Timber Staircase to Landing** with Central Heating Radiator

FRONT ROOM 1 12'8 X 10'6 with 3 Sealed Unit Double Glazed Windows, Double Radiator, Built-In Cupboards.

INNER HALL to **STOREROOM** 11' X 10'9 with Built-In Cupboards. **SEPARATE W.C.** (Low Suite) with Half Tiled Walls, Wash Basin set into Vanitory Unit.

FRONT ROOM 13'8 X 12'6 with Laminate Flooring, Double Radiator.

SIDE ROOM 10'6 X 9' with Single Radiator, Laminate Flooring.

REAR ROOM 12'6 X 6'10 with Single Radiator, Laminate Flooring.

OUTSIDE: ENCLOSED REAR YARD

The Rateable Value is currently below £12,000

Small business relief is available if:

- you only occupy one business property in England with a rateable value below £15,000
- from 1 April 2017 you will get 100% relief for a property with a rateable value of £12,000 or less, meaning you will not pay any business rates.

Lease Terms

Term: Minimum 3 years with longer terms considered or Break Options.

Rent: £18,000 per annum, payable monthly in advance by Standing Order/Direct Debit.

Rent Deposit Required £2,000.

Repairs: Tenant is responsible for internal repairs, decoration, and windows

Alienation: Not to assign, under-let or part possession with the premises or any part of them, without the previous consent of the landlord, such consent not to be unreasonably withheld.

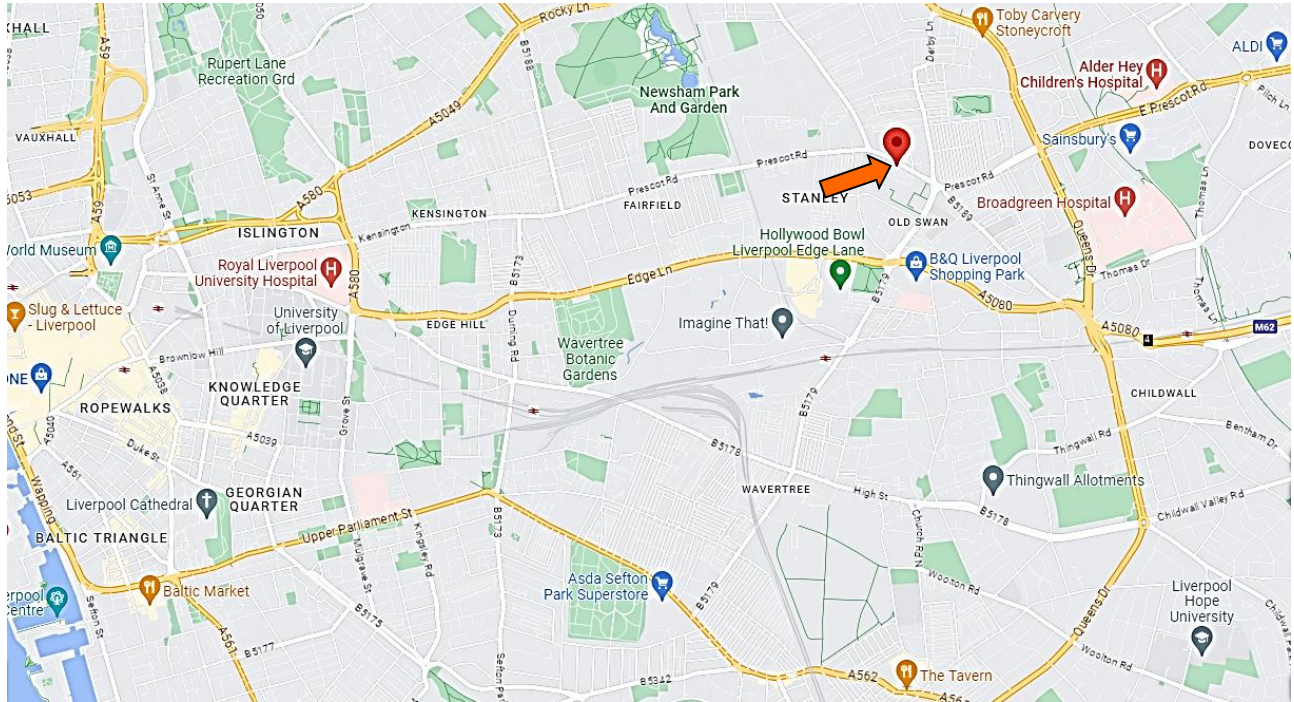
Use: Not to use the premises for any purpose other than as defined by Category Class E - Commercial, Business and Service of the Use Classes Order 1987 (as amended), landlord's written consent required for any change of use.



Alterations: Not to carry out any structural alterations to the premises without submitting plans to the landlord & seeking his prior written consent. The landlord shall retain the right for re-instatement of any alterations to the premises.

Services: Tenant is responsible for the cost of the normal services i.e. electricity, water etc. together with normal outgoing rates etc.

Location Map



The CODE FOR LEASING BUSINESS

PREMISES Please be aware of the RICS Code for Leasing Business Premises which is found [here](#).

We recommend you obtain professional advice if you are not represented.

VIEWINGS Strictly by prior appointment with the sole agent Saville & Woods Ltd.

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

