

TO LET

10 ECCLESTON STREET PRESCOT, L34 5QE



LOCATION & DESCRIPTION

The premises are located on the South side of Eccleston Street, close to its junction with Market Place, and the start of the pedestrianised zone. Adjoining occupiers include Waterfields Bakers, Lloyds and Halifax Bank. The property is arranged over three floors, the upper floors being occupied for residential purposes having a separate entrance from Eccleston Street. The ground floor retail accommodation provides rectangular sales area with partial open shop front behind electrically operated shutters. There is a rear exit and service area along with WC and staff facilities.

ACCOMMODATION

Sales Accommodation	73.25 sqm	788 sqft
Former Cold Store	13.07 sqm	147 sqft
Total	87 sqm	935 sqft

USE

Property currently benefits from A1 consent however may be suitable for other uses subject to planning.

LEASE

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£11,900 per annum

BUSINESS RATES

We understand that the rateable value for the property is currently set at £8,600 however we suggest that all interested parties make their own enquiries with the business rates section of the local authority.

EPC

EPC Certificate reference number: TBC

Energy Performance Asset Rating: TBC

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Sean Collins-Jones, Hitchcock Wright & Partners. Ref: JCB/SCJ.

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Subject to Contract

Details Prepared May 2017

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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