



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E 5-7 Ecclestone Street, Prescot L34 5QA



Rent: On application
Ground Floor Area
955 Sq ft / 89 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Prescot is a busy Merseyside town located some 11 miles (18 km) east of Liverpool.

Eccleston Street is the main shopping thoroughfare in the town. The subject property occupies a prominent corner location with the Shakespeare North Playhouse to the rear. The rear area of the property can be used for external seating. Other nearby occupiers include Waterfields, Reeds Rains and Halifax

The property is situated within the Heritage Action Zone. Knowsley Council has allocated circa £130,000 for works to improve the structure of the building and elevations.

Accommodation:

The premises has the following ground floor areas:-

5 Eccleston Street -

Ground Floor Sales – 617 sq ft / 57.30 sq m

Ground Floor Ancillary – 346 sq ft / 32.10 sq m

7 Eccleston Street -

Ground Floor Sales – 338 sq ft / 31.80 sq m

Tenure:

The property is available by way of a new full repairing and insuring lease.

Business Rates:

The premises currently has the following rateable values:-

5 Eccleston Street – £12,250

7 Eccleston Street – £7,300

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. For further details, including rules on eligibility, can be found at www.gov.uk or by contacting the Local Rating Authority.

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:

June 2023

Subject to Contract

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Prescot

