

For Sale



Liverpool

509 Prescot Road, Old Swan, L13 3BZ

Total Area: 3,805 sq ft (353 sq m)

Price: OIRO £320,000

Freehold with Vacant Possession

Location & Description:

- Old Swan is a densely populated suburb of Liverpool and lies approximately 3.5 miles to the east of the city centre. The town is centred around the junction between Prescott Road, Derby Lane and St Oswald Street, with Prescott Road forming the main retail thoroughfare.
- The subject property is located on the western side of the Prescott Road Junction, opposite the large Tesco. Nearby occupiers include HSBC, Costa, The Old Swan Public House and The Post Office.
- Other nearby occupiers include Nationwide, Aldi, Home Bargains, Poundland, Costa, Savers, Boots and Card Factory.

Demise:

Ground Floor Sales 2,185 sq ft (203.00 sq m)
First Floor 1,165 sq ft (108.27 sq m)
Second Floor 454 sq ft (42.20 sq m)
TOTAL 3,805 sq ft (353.00 sq m)
Plus 4 car parking spaces.

Price:

Offers in the region of £320,000.

Tenure:

Freehold with vacant possession.

EPC:

Energy Performance Rating Assessment – D.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023):
Ground Floor – £19,500
First and Second Floor – £9,700

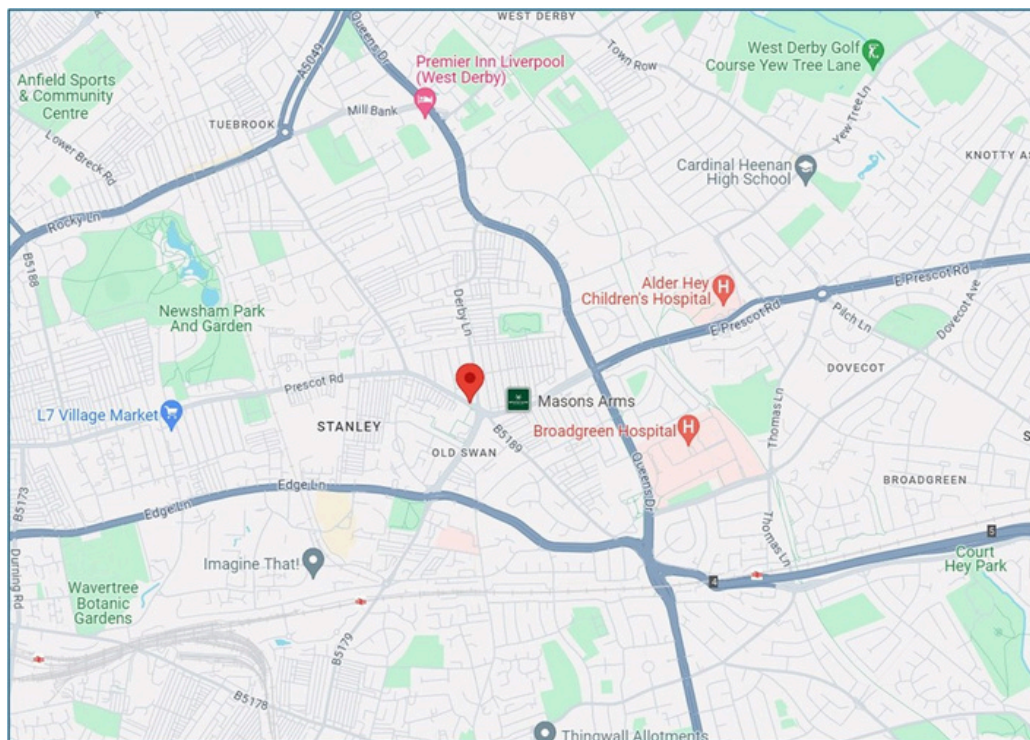
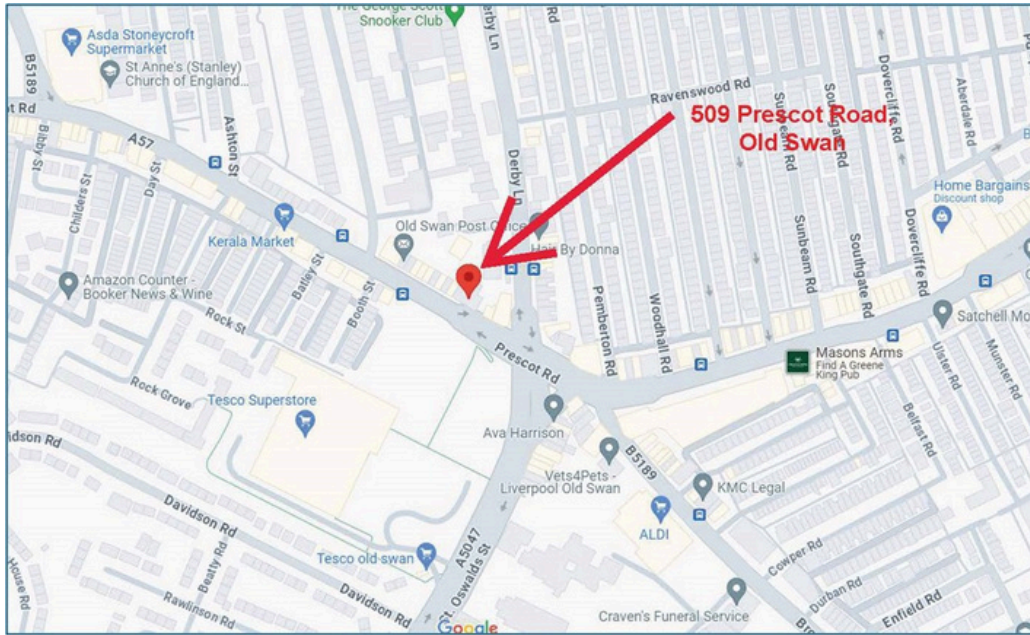
Date Prepared:

May 2024

REGISTER YOUR INTEREST HERE
<https://offr.io/goto/12123>

Contact Us:

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